

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the
COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 9 OCTOBER 2018
at 5.00pm**

**Donna Ferretti
Assessment Manager**

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

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1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 11 September 2018 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER

6.1 3 and 5 Hayward Avenue TORRENSVILLE

Application No 211/40/2017

Appearing before the Panel will be:

Representors: Aaron Mattner of 3/4 Stephens Avenue Torrensville wishes to appear in support of the representation.

Applicant: Gregg Jenkins of Heynen Planning Consultants, on behalf of the applicant, wishes to appear to respond to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined Application: Land division - Create ten (10) additional allotments and common property, entrance walls and the construction of twelve (12) two storey group dwellings with associated garages and landscaping.
APPLICANT	Format Homes Pty Ltd
LODGEMENT DATE	13 January 2017
ZONE	Residential
POLICY AREA	Medium Density Policy Area 19
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water
DEVELOPMENT PLAN VERSION	5 May 2016
RECOMMENDATION	Support with conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reasons:

With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

All Category 2 applications where a representor has requested to be heard shall be assessed and determined by the DAP.

SITE AND LOCALITY

The subject site is formally described in Certificates of Title Volume 5391 Folio 179 and Volume 5894 Folio 675 comprising allotments 13 and 14 in Deposited Plan 1730. The land is regular in

shape with a frontage to Hayward Avenue of 45.7 metres (m) and a depth of 67.1m comprising a total area of 3065.8 square metres (m²). The site is located on the western side of Hayward Avenue with an east-west orientation.

The site currently contains two single storey detached dwellings (one on each parcel) and associated outbuildings. The land is relatively flat with a slight rise towards the south-eastern corner of the site. There are no regulated trees on the subject land or within adjoining properties.



Existing dwellings on the subject land



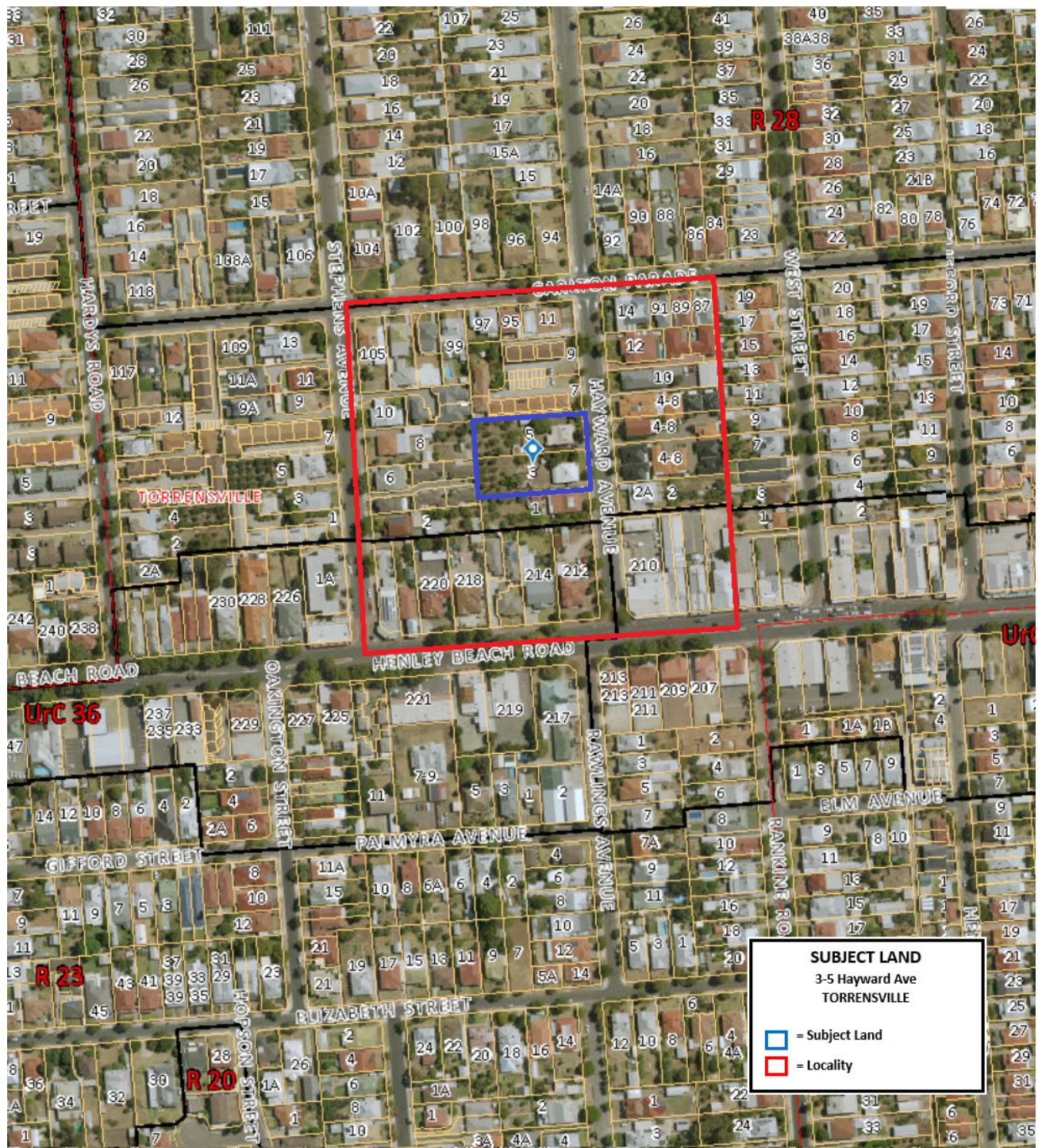
Example of existing development across the road

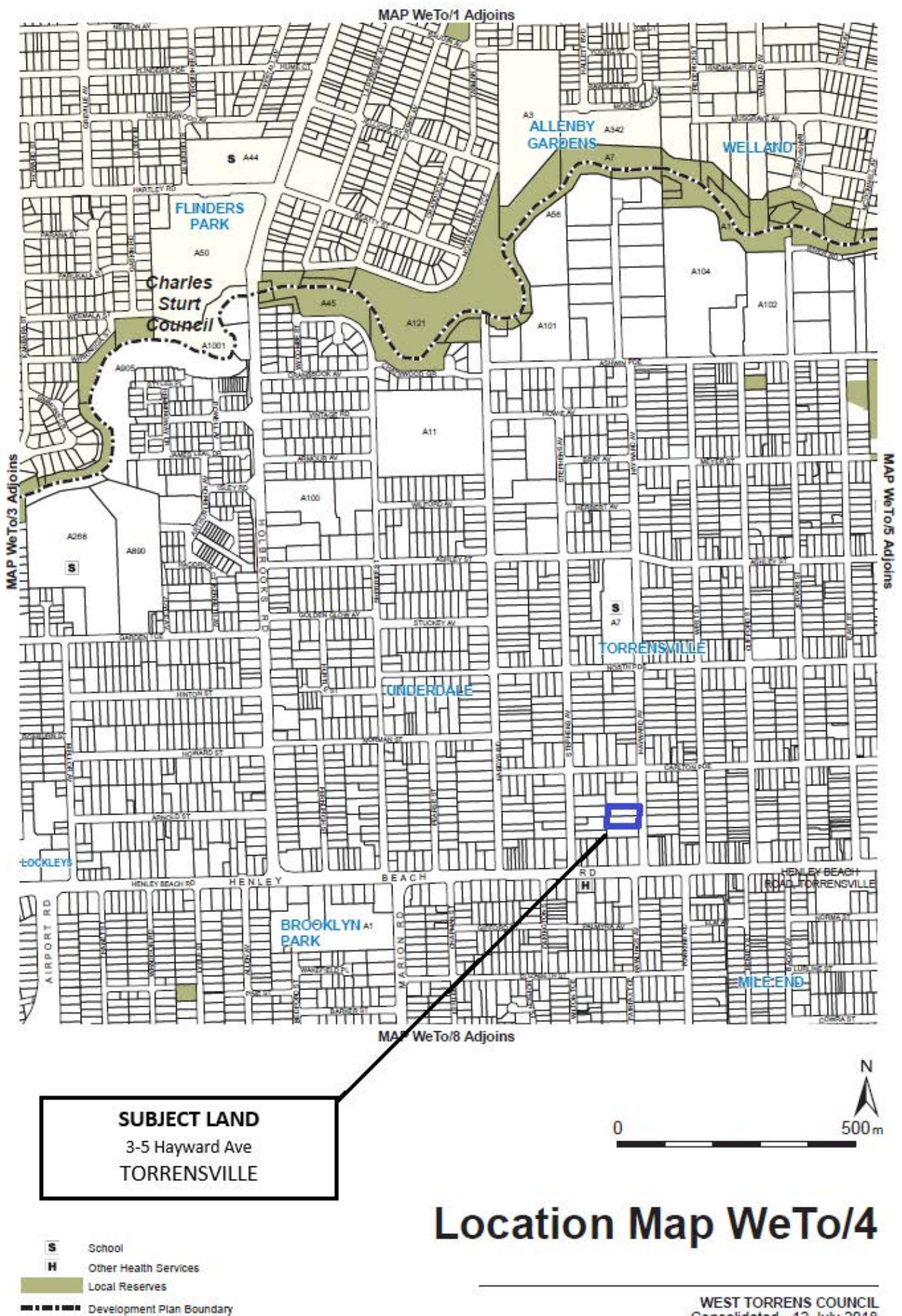
The locality comprises a mix of residential development with a predominance of detached dwellings on larger allotments, group dwellings and residential flat buildings at low to medium densities. There is a diverse allotment pattern with several recent battle-axe and community title developments in the form of residential flat buildings within the immediate locality. The land abuts the Urban Corridor Zone to the south which has a mix of residential and commercial uses.

The amenity of the locality is considered to be moderate. The dwelling stock is represented by dwellings from early last century with some more recent development, particularly in the form of battle-axe allotment configurations.

The locality is showing significant signs of redevelopment as envisaged in the policy area and due to its proximity to significant transit routes on Henley Beach Road.

The subject site and locality are shown on the following aerial image and locality plan.





PROPOSAL

The proposal involves the division of two existing Torrens Title allotments to create ten (10) additional allotments and common property, comprising a total of 13 allotments. The application also includes the construction of twelve (12) two storey group dwellings. Although the dwellings have differing configurations, they all comprise three bedrooms (main with ensuite and walk in robe), large open plan kitchen, dining and family room, and double width garages.

The central common driveway has an average width of 6m and services the garages of all but two of the dwellings (dwellings 1 and 12) fronting Hayward Ave.

The external façades of the dwellings are to be constructed of a mixture of rendered walls and brickwork with corrugated roves in monument colour.

A copy of the plans is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Regulations.

Properties notified:	61 properties were notified during the public notification process.
Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none"> Aaron Mattner, 3/4 Stephens Ave Torrensville
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> Overlooking. Overshadowing. Fencing.
Applicant's response	<ul style="list-style-type: none"> Window sill heights will be 1800mm above FFL. All north facing windows to habitable rooms of 3/4 Stephens Avenue will receive direct sunlight from 12 noon onwards. Compliance with PDC 11 is achieved in full for unit 3/4 Stephens Avenue. The applicant is willing to cover the costs incurred for the placement of the fence and retaining wall.

A copy of the representation and the applicant's response is contained in **Attachment 2**.

REFERRALS

Internal

City Assets

Concerns were raised regarding the following matters:

- Stormwater quality.
- Turn paths for waste trucks;
- Method of waste management; and
- Central driveway dimensions;

In response to these concerns, the applicant provided additional design details for stormwater management, including stormwater quality measures that have been reinforced by way of a condition of approval.

In relation to waste management, a compromise has been reached that locates the waste bins for dwellings 2-11 at the rear of dwelling 11, with waste trucks to reverse part way into the site to that point for collection. Dwellings 1 and 12 will have access to Council's waste collection system.

The central driveway has been modified to achieve a 5.5m x 6m standing area for two way traffic movement.

A copy of the relevant report is contained in **Attachment 3**.

External

SCAP

SCAP did not raise any concerns and required the standard conditions to be added to any consent issued.

SA Water

SA Water did not raised any concerns and required the standard conditions to be added to any consent issued.

A copy of the relevant reports is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Medium Density Policy Area 19 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1
Design and Appearance	Objectives	1
	Principles of Development Control	1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 20, 21,22,24
Energy Efficiency	Objectives	1
	Principles of Development Control	1, 2
Infrastructure	Objectives	3
	Principles of Development Control	1
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 4, 5, 6, 7 & 8

Residential Development	Objectives	1, 2, 3 and 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20, 21, 23, 27, 28, 30 and 31,
Transportation and Access	Objectives	2
	Principles of Development Control	1, 2, 8, 9, 10, 11, 23, 24, 32, 34, 35, 36, 37, 38, 39, 40 & 41,44,45

Zone: Residential Zone	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 10, 11, 12 & 13

Policy Area: Medium Density 19	
<p><i>Desired Character Statement:</i></p> <p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1,2,3 and 4

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below.

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	270m ² (minimum for group dwellings)	200m ² - lot 1 192m ² - lot 2 216m ² - lots 3-5 252m ² - lots 6-7 216m ² - lots 8-10 195m ² - lot 11 200m ² - lot 12 Does Not Satisfy
SITE FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDC 4</i>	9m (minimum for group dwellings)	9.8m - lot 1 6.5m - lot 2 6.5m - lot 11 9.8m - lot 12 Does Not Satisfy
SITE COVERAGE <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	60% (maximum)	52% Satisfies
STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m (minimum)	3.1m - dwelling 1 4.0m - dwelling 2 4.0m - dwelling 11 3.1m - dwelling 12 Satisfies
SIDE SETBACKS <i>Residential Zone PDC 11</i>	1m (minimum where vertical side wall is 3m or less) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground level</u> 1m - dwellings 1&12 3.1m - dwellings 6&7 <u>Upper level</u> 2m - dwellings 1&12 6m - dwellings 6&7 Satisfies

REAR SETBACKS <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	6m (minimum)	5.2m - dwellings 3-5 1.7m - dwellings 6&7 5.2m - dwellings 8-10 Does not Satisfy
BUILDING HEIGHT <i>Medium Density Policy Area</i> <i>PDC 3</i>	2 storeys or 8.5m (maximum)	2 storey 6.8m Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	<u>Lots <300m²</u> 24m ² (minimum) 3m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	39m ² - dwelling 1 34m ² - dwelling 2 72m ² - dwellings 3-5 78m ² - dwellings 6-9 75m ² - dwelling 10 32m ² - dwelling 11 40m ² - dwelling 12 Satisfies
CARPARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	2 spaces per dwelling and 0.25 additional space per dwelling 27 car park spaces required	24 undercover spaces provided plus 4 spaces in driveway of dwellings 1 & 12 Satisfies

ASSESSMENT

In assessing the merits or otherwise of the applications, the proposed development has been assessed under the following sub headings:

Desired Character

The Desired Character for the policy area seeks medium density residential development accommodating a range of dwelling types (including detached dwellings, group dwellings and residential flat buildings) on generally smaller allotments. Such development should incorporate landscaping to enhance the streetscape appearance of buildings, improve the liminal spaces between the public and private realms and mitigate heat loads.

The proposed two storey built form is consistent with the desired character. While the proposed dwelling site areas are smaller than envisaged in the policy area, they provide functional parcels to accommodate dwellings that meet the majority of the quantitative provisions. The site is not located within 400 metres of a centre zone, however it is within 50 metres of Henley Beach Road which is well serviced by shops and high frequency public transport which is conducive to medium density development. Overall it is considered that the proposal meets Objective 1 and Principle of Development Control (PDC) 2 of Medium Density Policy Area 19.

Land Division

The common property in this division constitutes around 25% of the total site area and serves all but two dwellings with access, turnaround areas, hard and soft landscaping.

Individual allotment sizes for the proposed development range from around 192m² to 252m². While the allotment areas do not meet the relevant area requirements stipulated in PDC 7 of Medium Density Policy Area 19, the parcels created are of an adequate size and dimension to facilitate residential development of a type envisaged within the zone and policy area. Despite the shortfall in site areas, it is considered that the development meets the Development Plan provisions regarding land division.

Allotment Frontage

PDC 4 of the policy area seeks a minimum allotment frontage to a public road of 9m. The proposed development has four (4) allotments with frontage to Hayward Avenue. Of these, allotments 2 and 11 do not achieve the 9m minimum requirement. This is due to a portion of the frontage of these allotments being dedicated to the provision of a common area for an entry feature that houses the letterboxes for all dwellings. However, this shortfall is not apparent when viewed from the street and it does not jeopardise the function of these allotments and associated dwellings.

The proposed development is functional in terms of having an adequate driveway width to accommodate a safe access/entry for the rear dwellings. There is also provision for landscaping within the frontage area. Accordingly, the allotment frontage for the front dwellings are reasonable and considered to accord with PDC 4 of Medium Density Policy Area 19.

Design and Appearance

The proposed development is positioned amongst a variety of dwelling types, sizes and styles, including single storey detached dwellings, group dwellings and residential flat buildings; some of modern appearance.

The proposed dwellings exhibit a contemporary design consistent with existing housing types in the locality. The dwellings include vertical and horizontal elements that articulate the façade so as to add visual interest. The external walls of the dwellings will be constructed with a variety of materials and colours to provide articulation and visual interest that will help minimise the bulk of the dwelling when viewed from the street and adjoining land.

The facades include windows to both the ground and upper floors that facilitate passive surveillance of the adjacent public space and the dwelling entrances are readily identifiable and accessible from the road frontage and vehicle parking areas. The southern and northern elevations of the building have some element of repetition, however this will not be apparent from the street. The walls are also recessed at certain points to break up the building mass and proportions.

In terms of internal dwelling design, the living rooms have an outlook to private space, reasonable access to sunlight given the north-facing living areas, and internal floor areas that provide functional living environments.

The Desired Character and PDC 3 of Medium Density Policy Area 19 envisage building heights up to two storeys or 8.5m above ground level. The proposal is for a two storey building with a maximum height of 6.8m. The proposed building height is therefore considered appropriate.

Overall, the design and appearance of the proposed development is considered to adequately address the relevant provisions of the Development Plan, and in particular Objective 1 and PDCs 1, 2 and 5 of the Design and Appearance module.

Setbacks

Front Setbacks

PDC 3 of Medium Density Policy Area 19 seeks a minimum front setback of 3m. For context, the average setback of the locality was determined to be approximately 4.5m. Accordingly the proposal is considered to accord with the relevant requirements of the policy area.

Side Setbacks

The side setbacks of the dwellings as they relate to external boundaries reasonably accord with PDC 11 of the Residential Zone which seeks a 1m setback from side boundaries for the single storey component of dwellings and 2m for the second storey component.

Rear Setbacks

PDC 3 of the policy area also seeks a 6m setback from the rear boundary for any portion of a dwelling. Dwellings 6 and 7 fall short of achieving this from their respective northern and southern boundaries. However they do achieve a 7.9m setback at the upper level which is considered to be adequate in reducing any visual and overshadowing impact on adjoining properties.

Setbacks from the northern and southern boundaries for dwellings 3-5 and dwellings 8-10 fall marginally short (at 5.2m) of the rear setback requirement at ground level, however these dwellings meet the requirement for the upper level.

On balance therefore, the proposed dwellings are considered to provide sufficient separation from adjacent properties to minimise any potential off site impacts.

Overlooking and Overshadowing

All dwellings within the development are two storeys. PDC 27 of the Residential Development module seeks to manage overlooking and maximise visual privacy by having sill heights not less than 1.7m or permanent screens having a height of 1.7m above finished floor level. The proposed development incorporates these design features and the development will not cause adverse effects from overlooking as a result.

The applicant provided overshadowing diagrams to demonstrate that the overshadowing impact of the proposed dwellings is acceptable and is considered to accord with PDCs 10, 11, 12 and 13 of the Residential Development module.

Access and Parking

There is one central crossover proposed, providing access to ten (10) dwellings and two crossovers for the two front dwellings. While this will reduce the space for vehicle parking in front of the properties, there remains sufficient space off site for at least four vehicles. The central driveway has a standing area of 5.5m by 6m to allow two vehicles to safely pass at the entrance and an overall width of 6m to enable parking and manoeuvring of vehicles to enable them to exit the site in a forward direction. As a result, the proposal is considered to accord with PDCs 24, 44 and 45 of the Transportation and Access module.

There is no landscaping provided on either side of the driveway along its length to help reduce the extent of hard surfaces.

In terms of car parking, PDC 34 of the Transportation and Access module requires that two on site car parking spaces be provided for each dwelling. Provision is made for two covered spaces within the garage for all dwellings, with the front dwellings able to accommodate an additional two cars within the driveway.

Private Open Space

The proposed dwellings are provided with varying areas of private open space ranging from 32m² to 78m² which satisfies PDC 19 of the Residential Development module. The private open space for each dwelling is directly accessible from the main living areas, at an acceptable grade, provides a rectangular area measuring greater than 6m by 4m and is predominately north facing to take advantage of winter sunlight. As such the proposal sufficiently accords with PDC 18 of the Residential Development module and is considered to provide a satisfactory level of amenity for the occupants of the proposed dwellings.

Landscaping

Overall the proposal fails to achieve an appropriate level of quality and quantity of landscaping as envisaged in PDCs 1-6 of the Landscaping, Fences and Walls module. The common driveway includes a narrow 300mm strip adjacent dwellings 2 and 11 which contains small plants that will grow to a height of 600mm. The remainder of the driveway is devoid of landscaping of any form. The front yards of dwellings 1, 2, 11 and 12 are predominantly covered in paving with minimal areas dedicated to planting. Accordingly, it is considered that the proposal fails to satisfy the Development Plan requirements for the provision of landscaping.

Stormwater Management

Stormwater runoff from roofs is to be directed to a 3,000 litre rainwater tank for each dwelling. Overflow from the rainwater tanks will be discharged to the street water table in accordance with Council's standard requirements. City Assets has confirmed that the retention capacities are acceptable.

Waste Management

Waste management has been adequately addressed by the provision of communal waste storage areas for dwellings 2 - 11 which are to be located between dwellings 10 and 11. The bins will be accessible to the private waste contractor and will be suitably screened from public view. The location and method of storage has been assessed by Council's City Assets department as being appropriate for its intended use.

SUMMARY

When balanced against the existing site and locality characteristics and the Desired Character for Medium Density Policy Area 19, the proposed division of land and associated residential development is considered to be an orderly and acceptable form of development.

The dwelling density and allotment layout of the proposal sufficiently accords with the Desired Character and is compatible with the changing pattern and built form characteristics of the locality. With the exception of the site area shortfalls and minimal landscaping provision, the proposal satisfies the relevant quantitative provisions of the Development Plan.

The proposed development of a series of group dwellings within the Residential Zone and Medium Density Policy Area 19 is considered an appropriate land use, especially given the location of the proposed development and its proximity to public transport.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent for Application No. 211/40 /2017 by Format Homes Pty Ltd to undertake Land division - Community Title; DAC No. 211/C225/16 Create ten (10) additional allotments and common property entrance walls and the construction of twelve (12) two storey group dwellings with associated garages and landscaping at 3-5 Hayward Ave Torrensville (CTs 5391/179 and 5894/675) subject to the following conditions of consent.

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. All existing buildings on the land shall be removed prior to the issue of clearance to the land division approved herein.
3. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
4. A 3,000 litre stormwater collection and reuse tank and associated plumbing to service the toilets and laundry is to be installed and operational for each dwelling prior to occupation of the development.
5. Stormwater quality measures shall be incorporated into the stormwater design that achieves the targets listed in the flowing table.

Parameter	Target
Reduction Litter/Gross Pollutant	90%
Reduction in Average Annual Total Suspended Solids (TSS)	80% *1
Reduction in Average Annual Total Phosphorous (TP)	60% *1
Reduction in Average Annual Total Nitrogen (TN)	45% *1

*1 - Reduction as compared to an equivalent catchment with no water quality management controls.

6. All driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in reasonable condition at all times to the satisfaction of Council.
7. That all landscaping shall be planted in accordance with the approved plans (Landscape Layout Plan and Landscape Concept Design Plan dated 15/05/2018 prepared by LCS Landscapes) within three (3) months of the occupancy of the development. Any person(s) who have the benefit of this approval will cultivate, tend and nurture the landscaping and shall replace any plants which may become diseased or die.

8. That all upper storey windows of all dwellings, other than those windows facing Hayward Avenue, shall be fitted with fixed obscure glass or raised sills to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained to the satisfaction of Council at all times.
9. The collection of waste from the site by private waste contractors shall be restricted to the following hours:
 - Monday - Saturday 7am - 7pm.
 - No collection on Sundays and Public Holidays.
10. Dwellings 2 to 11 inclusive shall be serviced by a private waste collection contractor and will not have access to the standard Council Waste Collection Service. Dwellings 1 and 12 will have access to the standard Council Waste Collection service.
11. The dedicated rubbish containers provided for the storage and collection of all solid waste material generated by dwellings 2-11 within the development shall be provided and maintained on the site at all times and shall be:
 - a) Covered at all times to prevent the dispersal by wind and the entry of stormwater and vermin.
 - b) Sealed to prevent leakage.
 - c) Located on hard stand areas.
 - d) Adequately screened from public view.
 - e) Free from obstructions and readily accessible at all times for collection by private waste contractors.
12. All waste storage and collection activities must be undertaken within the subject site and not on or from the public road or verge areas. The maximum sized service vehicle permitted to be utilised in association with waste servicing is a MRV scale vehicle.
13. The common driveway must be maintained in a condition to enable private waste service vehicles to enter and exit the site in a forward direction at all times to the satisfaction of Council.
14. The stobie pole located within the central crossover shall be removed prior to the construction of infrastructure across the Council verge in accordance with the report from Heynen Planning Consultants dated 9 February 2017.
15. No above-ground structures, such as letterboxes, service meters or similar are to be installed within the common driveway entrance and passing area.
16. Existing crossovers which will be made redundant are to be reinstated to vertical kerb prior to the completion of building works at the applicant's expense.
17. The stormwater connection through the road verge area shall be constructed of shape and material to satisfy Council's standard requirements as follows:
 - 100 x 50 x 2mm RHS Galvanised Steel; or
 - 125 x 75 x 2mm RHS Galvanised Steel; or
 - Multiples of the above.

Land Division Consent Conditions**Council Requirements**

Nil

State Commission Assessment Panel Requirements

18. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0054531).
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.
 19. Payment of \$66,760 into the Planning and Development Fund (10 allotment/s @ \$6676/allotment). Payment may be made by credit card via the internet at **Error! Hyperlink reference not valid.** or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
 20. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
-

Attachments

1. **Plans and Documentation**
2. **Representation and Applicants Response to Representation**
3. **City Assets Response**
4. **External Referrals**

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	TORRENSVILLE	APPROVED:	SHEET 1 OF 3 55854_text_01_v01
MAP REF:	6628/41/F	COUNCIL:	CITY OF WEST TORRENS	DEPOSITED/FILED:	
LAST PLAN:	F	DEVELOPMENT NO:			

AGENT DETAILS:	FYFE PTY LTD LEVEL 1, 124 SOUTH TERRACE ADELAIDE SA 5000 PH: 82019600 FAX:	SURVEYORS CERTIFICATION:
AGENT CODE:	ALRF	
REFERENCE:	25264/1/2 SU1-R0	

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5391	179		ALLOTMENT(S)	14	D	1730	ADELAIDE		
CT	5894	675		ALLOTMENT(S)	13	D	1730	ADELAIDE		
OTHER TITLES AFFECTED:										

EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				CREATION

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY





P401
Lot 13 (No 5) & Lot 14 (No 3)
Hayward Ave TORRENSVILLE

Sheet List			
Sheet No	Sheet Name	Current Revision	Revision Date
101	Site Plan	G	24/05/18
102	Allotment Plan	G	24/05/18
103	Landscaping Plan	G	24/05/18
105	Shadow Diagrams	G	24/05/18
106	Shadow Overlay	G	24/05/18
107	Shadow Overlay 2	G	24/05/18
109	Bin Storage Area	G	24/05/18
110	Entrance Wall	G	24/05/18
201	Res 1 Floor Plans	G	24/05/18
202	Res 2 Floor Plans	G	24/05/18
203	Res 3 Floor Plans	G	24/05/18
204	Res 4 Floor Plans	G	24/05/18
205	Res 5 Floor Plans	G	24/05/18
206	Res 6 Floor Plans	G	24/05/18
207	Res 7 Floor Plans	G	24/05/18
208	Res 8 Floor Plans	G	24/05/18
209	Res 9 Floor Plans	G	24/05/18
210	Res 10 Floor Plans	G	24/05/18
211	Res 11 Floor Plans	G	24/05/18
212	Res 12 Floor Plans	G	24/05/18
301	Res 1 Elevations	G	24/05/18
302	Res 2 Elevations	G	24/05/18
303	Res 3 Elevations	G	24/05/18
304	Res 4 Elevations	G	24/05/18
305	Res 5 Elevations	G	24/05/18
306	Res 6 Elevations	G	24/05/18
307	Res 7 Elevations	G	24/05/18
308	Res 8 Elevations	G	24/05/18
309	Res 9 Elevations	G	24/05/18
310	Res 10 Elevations	G	24/05/18
311	Res 11 Elevations	G	24/05/18
312	Res 12 Elevations	G	24/05/18

FOR APPROVAL

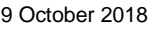
sheet: 001 - Sheet List		PROPOSED: DWELLING	FORMAT HOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au
scale:		FOR: L. TEDESCO & OTHERS	
Ceiling Height 2700/2700mm		AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE	
Internal Door Height 2340/2340mm		date: NOV 2016	job no. RH
Windspeed N1 (28m/s)		drawn: Community	issue
Flexible Connections for Sewer & Stormwater YES		title: West Torrens	P401
Date		G	
Issue By Revision Description			
G	RH	REVISED LANDSCAPING / BIN DETAILS	24/05/18
F	RH	SZ PLAN REVISIONS	30/10/17
E	RH	AMENDED BIN PROVISION	08/09/17
D	RH	DRIVEWAY WIDENED	20/04/17
	RH	REVISIONS FOR COUNCIL	
		SITE AREAS CORRECTED	
		SHADOW DIAGRAMS ADDED	
		ENTRANCE WALL DETAILS	
C	RH	REVISED UPPER LEVEL - RES 1 & 12	24/01/17
B	RH	REVISED KITCHEN/LAUND - RES 2	21/11/16
A	RH	PRELIMINARY	14/11/16

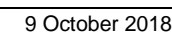


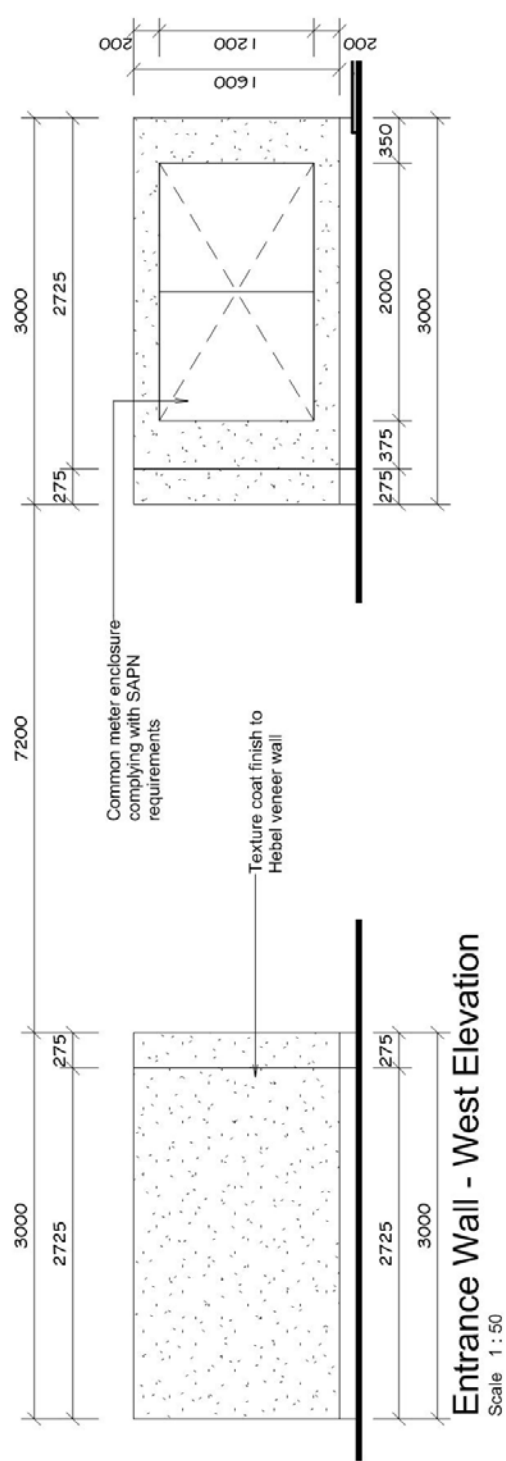
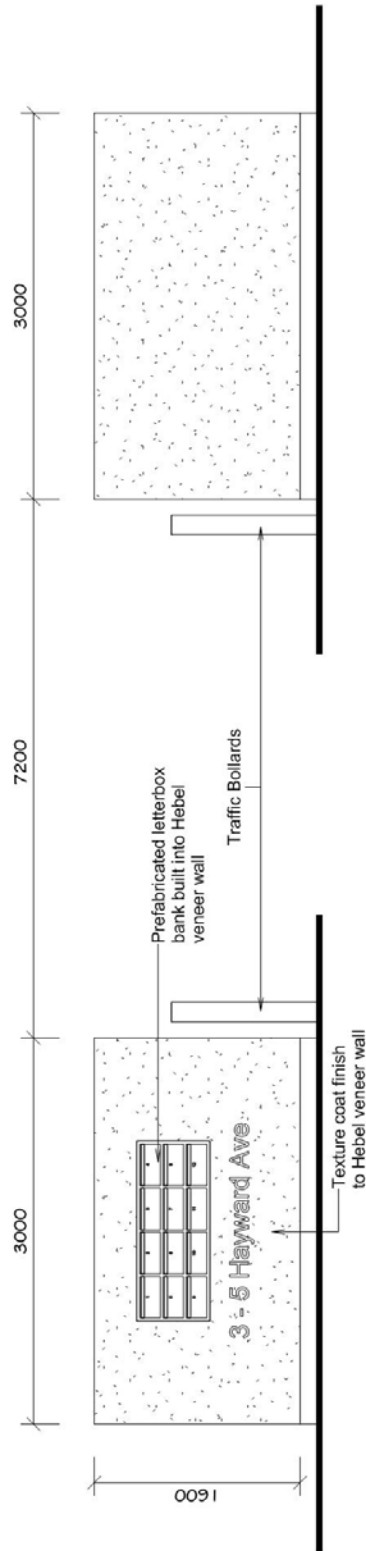
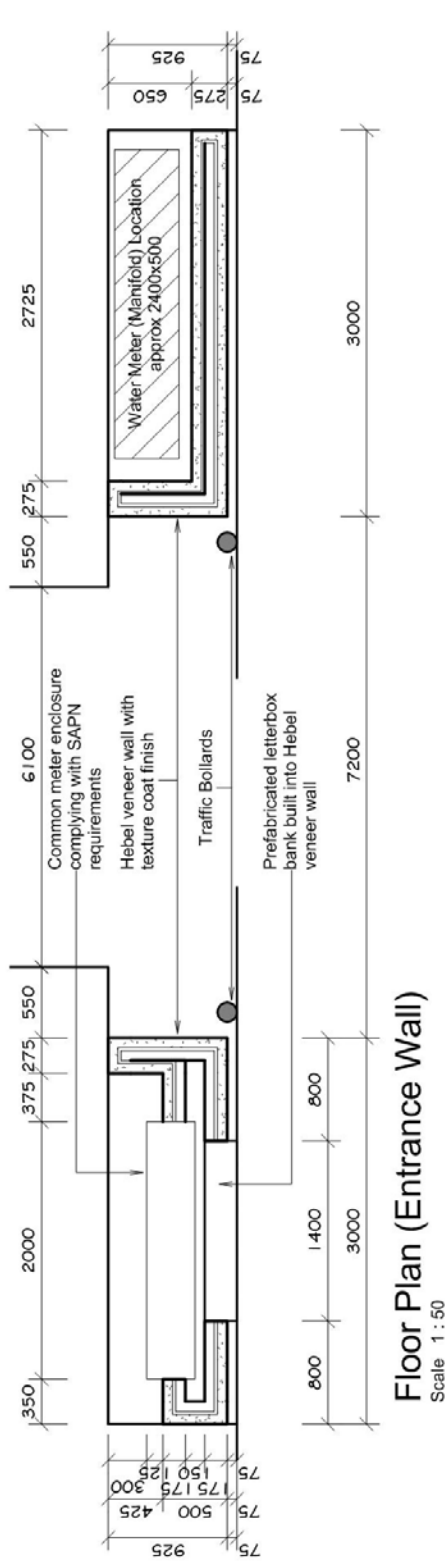
Total Site Area	= 3066 sqm
Total Site Cover	= 1601 sqm
Site Cover	= 52%

FOR APPROVAL

				sheet:		101 - Site Plan		NO EXISTING OR FUTURE BRUSH FENCING TO BE WITHIN 3.0m OF PROPOSED BUILDING © Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS		PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE date: drawn: title: council:		FORMATHOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au		job no. issue	
				scale:		2700/2700mm 2340/2340mm									
				Ceiling Height		Internal Door Height									
						Windspeed		N1 (28m/s)							
						Flexible Connections for Sewer & Stormwater		YES							
						Date									

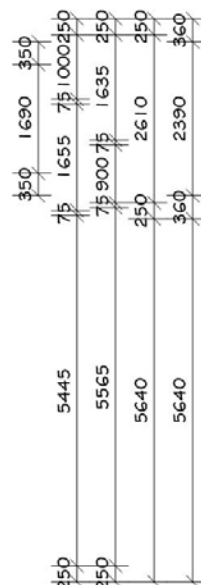
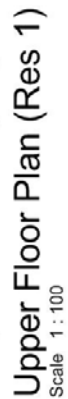






FOR APPROVAL

	sheet: 110 - Entrance Wall	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE	FORMATHOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au		
	scale: 1 : 50				
	Ceiling Height 2700/2700mm				
	Internal Door Height 2340/2340mm				
	Windspeed N1 (28m/s)	© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	date: NOV 2016	job no. P401	issue G
	Flexible Connections for Sewer & Stormwater YES		drawn: RH	Community West Torrens	
			title: Community		
			council: West Torrens		



es:

201 - Res 1 Floor Plans

scale: 1-100

Ceiling Height	2700/2700mm
Internal Door Height	2340/2340mm
	N14 (28mm/c)

Windspeed	NI (2011/5)
Flexible Connections for Sewer & Stormwater	YES

Areas	
-------	--

Living (Lower)	73.61 m ²
Living (Upper)	65.80 m ²

Garage	32.32 m ²
Porch	2.87 m ²

Alfresco	6.45 m ²
Total	181.05 m ²

Journal of Management Education

© Copyright laws apply

PROPOSED: DWELLING

FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) &
LOT 14 (No 3)
HAYWARD AVE
TORRENSVILLE

date: NOV 2000

drawn:	Communi
title:	West Tor
council:	



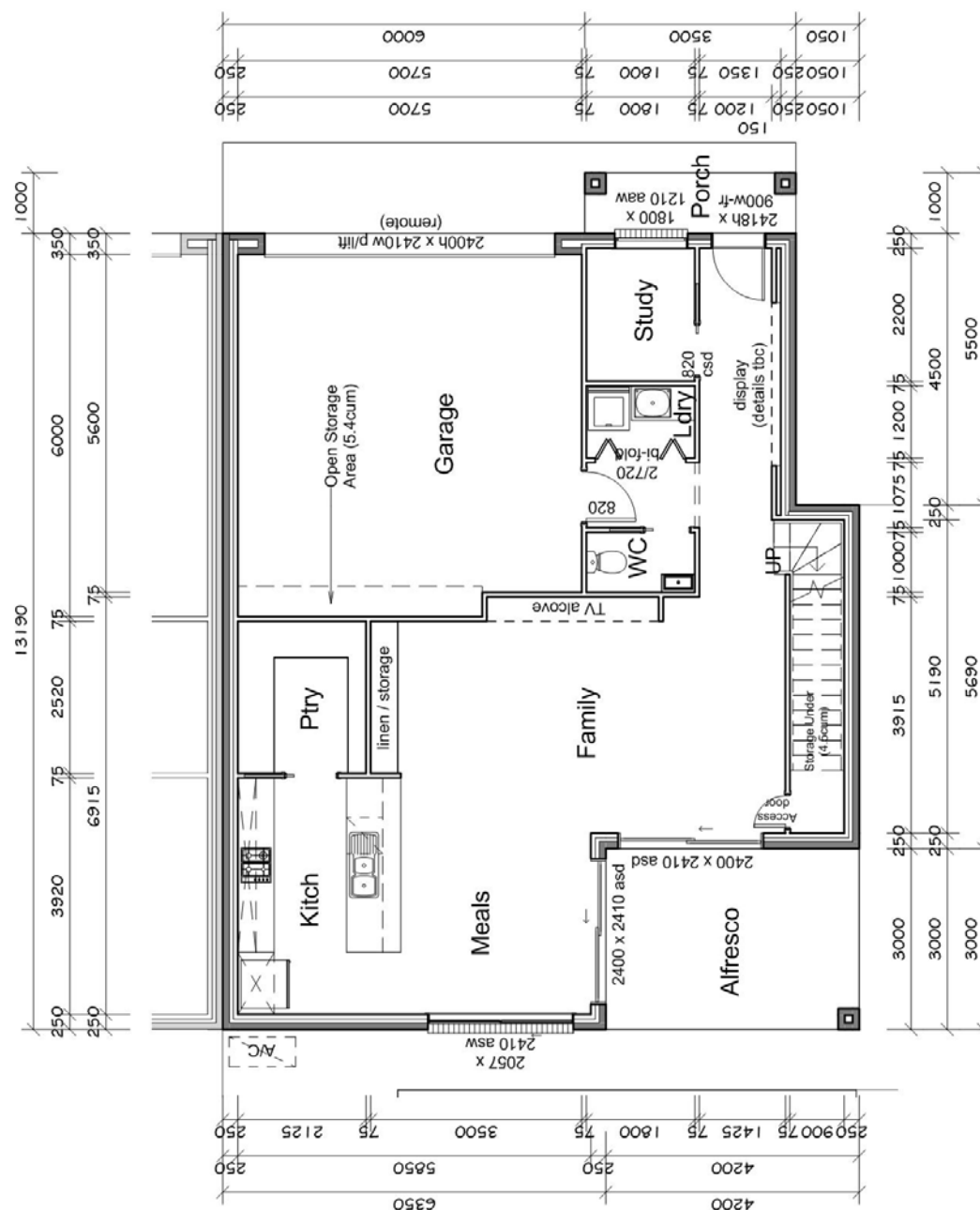
FORMAT
HOMES

252 GRANGE ROAD
FLINDERS PARK S.A. 5025
ABN No. : 51 093 149 627
Lic No. : BLD 165 229
Ph : 8443 4555
E : sales@formathomes.com.au

job no.	issue
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P401	G
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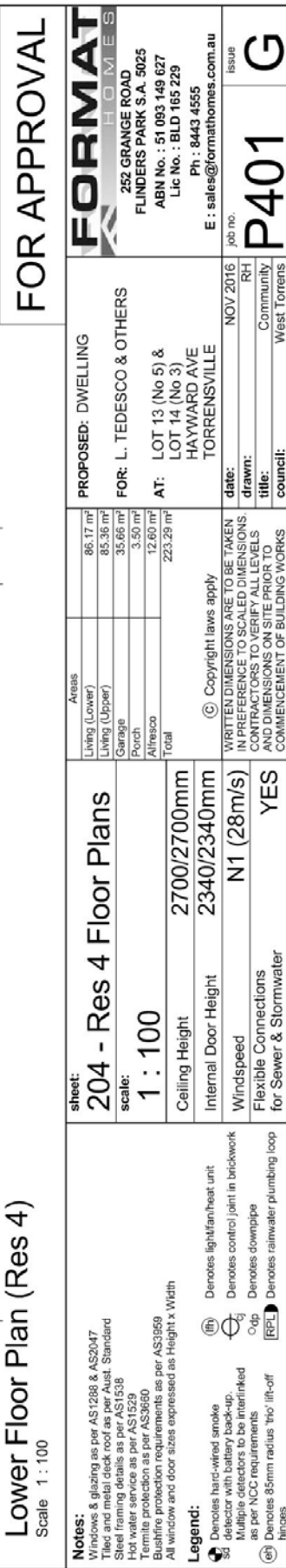
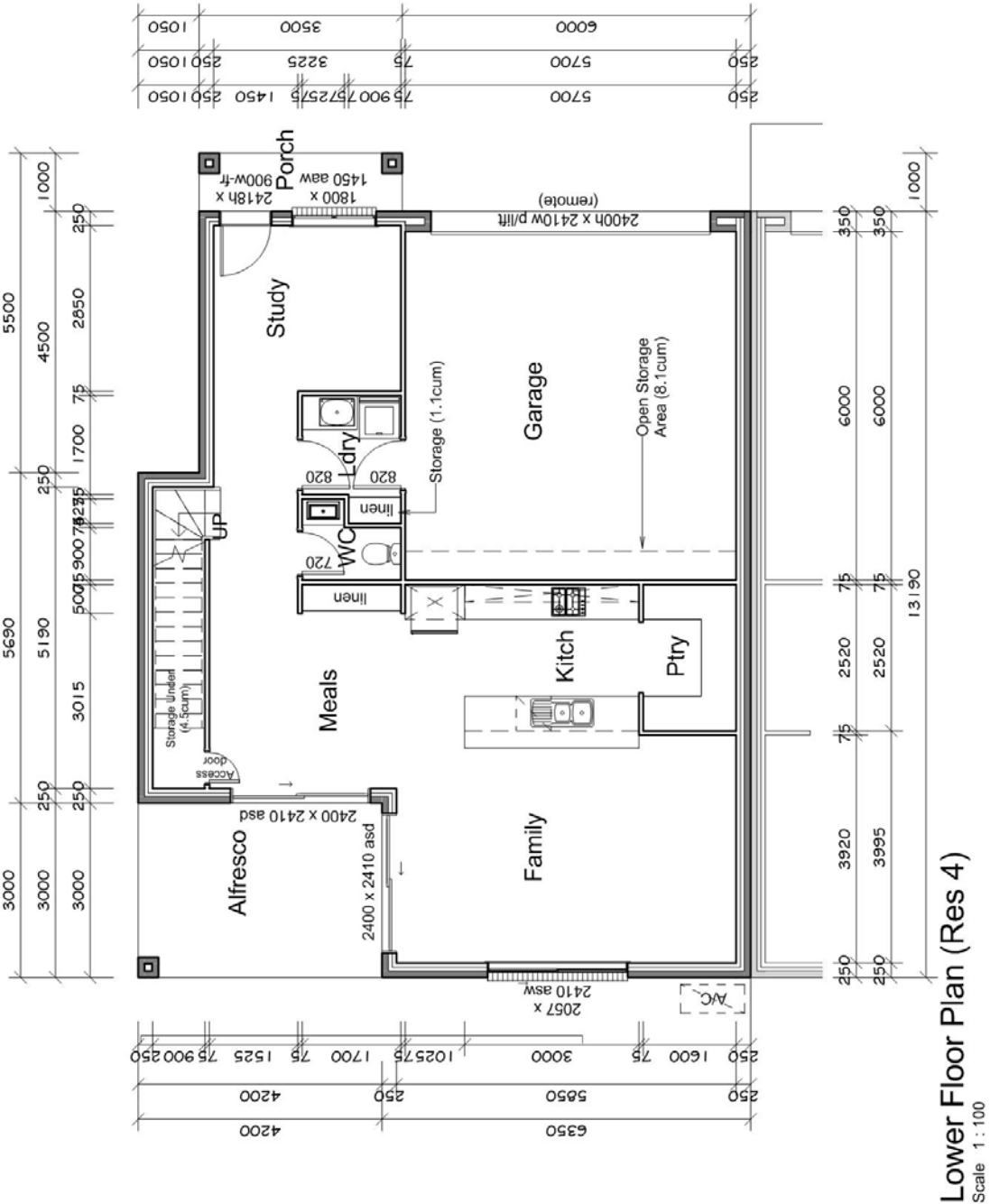




Lower Floor Plan (Res 3)
Scale 1 : 100

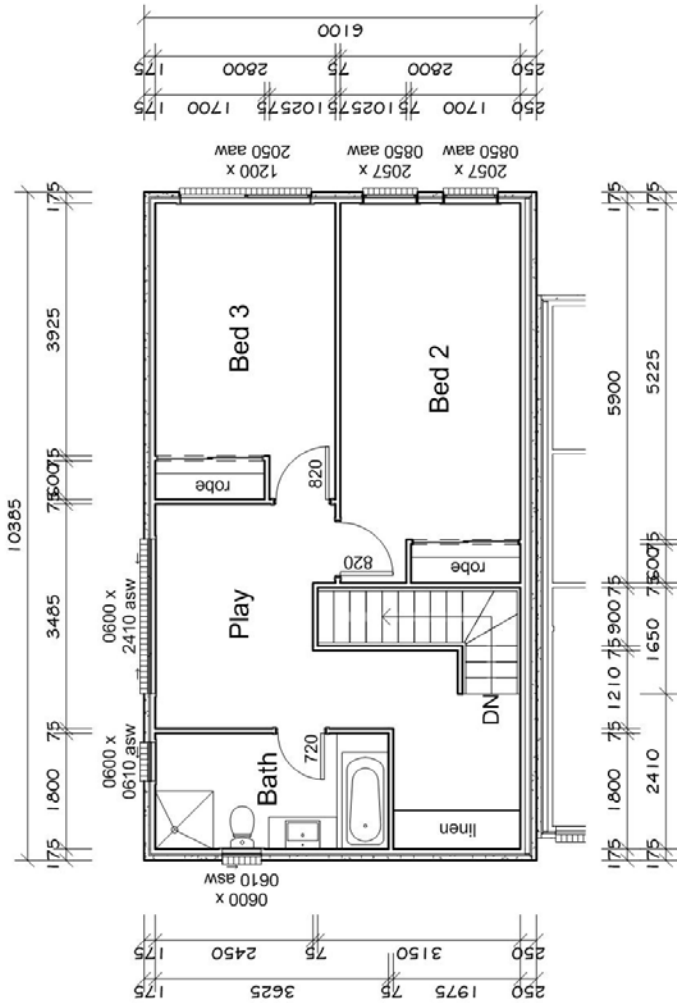
FOR APPROVAL

sheet: 203 - Res 3 Floor Plans scale: 1 : 100 Ceiling Height 2700/2700mm Internal Door Height 2340/2340mm Windspeed N1 (28m/s) Flexible Connections YES	Areas		PROPOSED: DWELLING		FORMAT HOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 61 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au
	Living (Lower)	86.17 m ²	FOR: L. TEDESCO & OTHERS	AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE	
	Living (Upper)	85.36 m ²	date: NOV 2016 drawn: RH title: Community		
	Garage	35.66 m ²			
	Porch	3.50 m ²			
	Allresce	12.60 m ²			
	Total	223.29 m ²			
	© Copyright laws apply				
	WRITTEN DIMENSIONS ARE TO BE TAKEN IN REFERENCE TO SCALED DIMENSIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.				
	Issue				

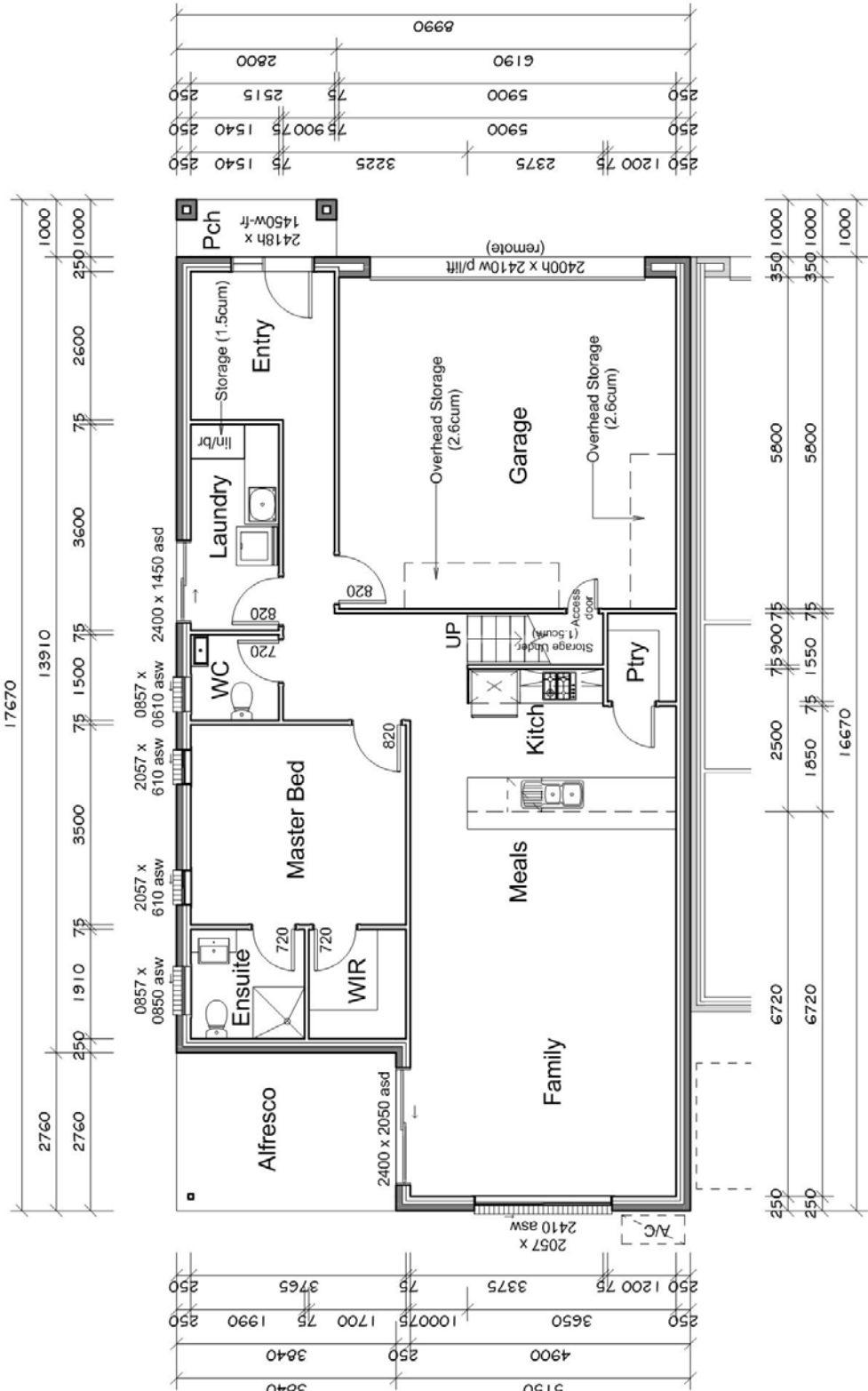




<div>sheet:</div> <div>205 - Res 5 Floor Plans</div> <div>scale:</div> <div>1 : 100</div> <div>Ceiling Height</div> <div>Internal Door Height</div> <div>Windspeed</div> <div>Flexible Connections for Sewer & Stormwater</div>	Areas		PROPOSED: DWELLING		<div>FORMATHOMES</div> <div>253 GRANGE ROAD</div> <div>FLINDERS PARK S.A. 5025</div> <div>ABN No. : 51 093 149 627</div> <div>Lic No. : BLD 165 229</div> <div>Ph : 8443 4555</div> <div>E : sales@formathomes.com.au</div>
	Living (Lower)	86.17 m ²	FOR: L. TEDESCO & OTHERS		
	Living (Upper)	85.36 m ²	AT: LOT 13 (No 5) & LOT 14 (No 3)		
	Garage	35.66 m ²	HAYWARD AVE		
	Porch	3.50 m ²	TORRENSVILLE		
	Alfresco	12.60 m ²	date: NOV 2016		
	Total	223.29 m ²	drawn: RH		
	© Copyright laws apply		title: Community		
	WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS		council: West Torrens		
	YES		job no. issue		
		P401 G			



Upper Floor Plan (Res 6)
Scale 1 : 100



Lower Floor Plan (Res 6)
Scale 1 : 100

FOR APPROVAL

Notes:
Windows & glazing as per AS1288 & AS2047
Tiled and metal deck roof as per Aust. Standard
Steel framing details as per AS1538
Hot water service as per AS1529
Termite protection as per AS3600
Bushfire protection requirements as per AS3959
All window and door sizes expressed as Height x Width

Legend:
Denotes hard-wired smoke detector with battery back-up
Multiple detectors to be interlinked as per MCC requirements
Denotes 85mm radius 'r/o' lift-off hinges
Denotes lightfan/heat unit
Denotes control joint in brickwork
Denotes downpipe
Denotes rainwater plumbing loop

sheet: 206 - Res 6 Floor Plans

scale: 1 : 100

Celling Height 2700/2700mm

Internal Door Height 2340/2340mm

Windspeed N1 (28m/s)

Flexible Connections YES for Sewer & Stormwater

PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE

date: NOV 2016

drawn: RH

title: Community

council: West Torrens

FORMAT HOMES
252 GRANGE ROAD
FLINDERS PARK S.A. 5025
ABN No. : 51 093 149 627
Lic No. : BLD 165 229
Ph : 8443 4555
E : sales@formathomes.com.au

job no. P401

issue G

Page 31

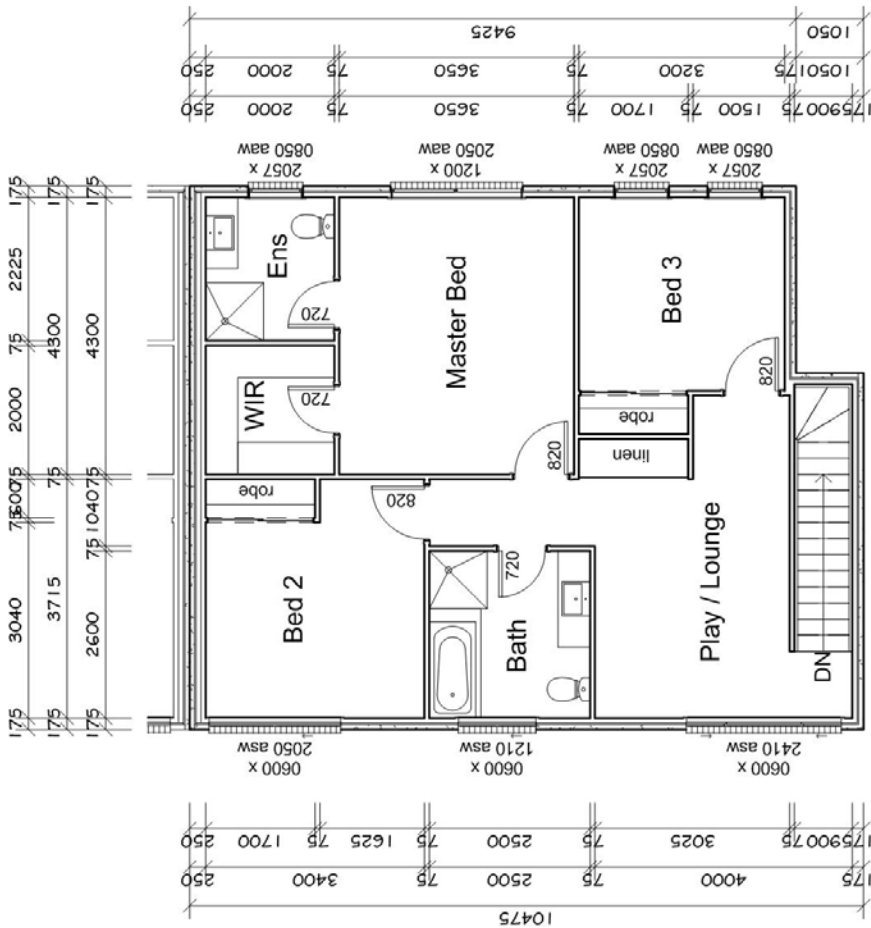
9 October 2018



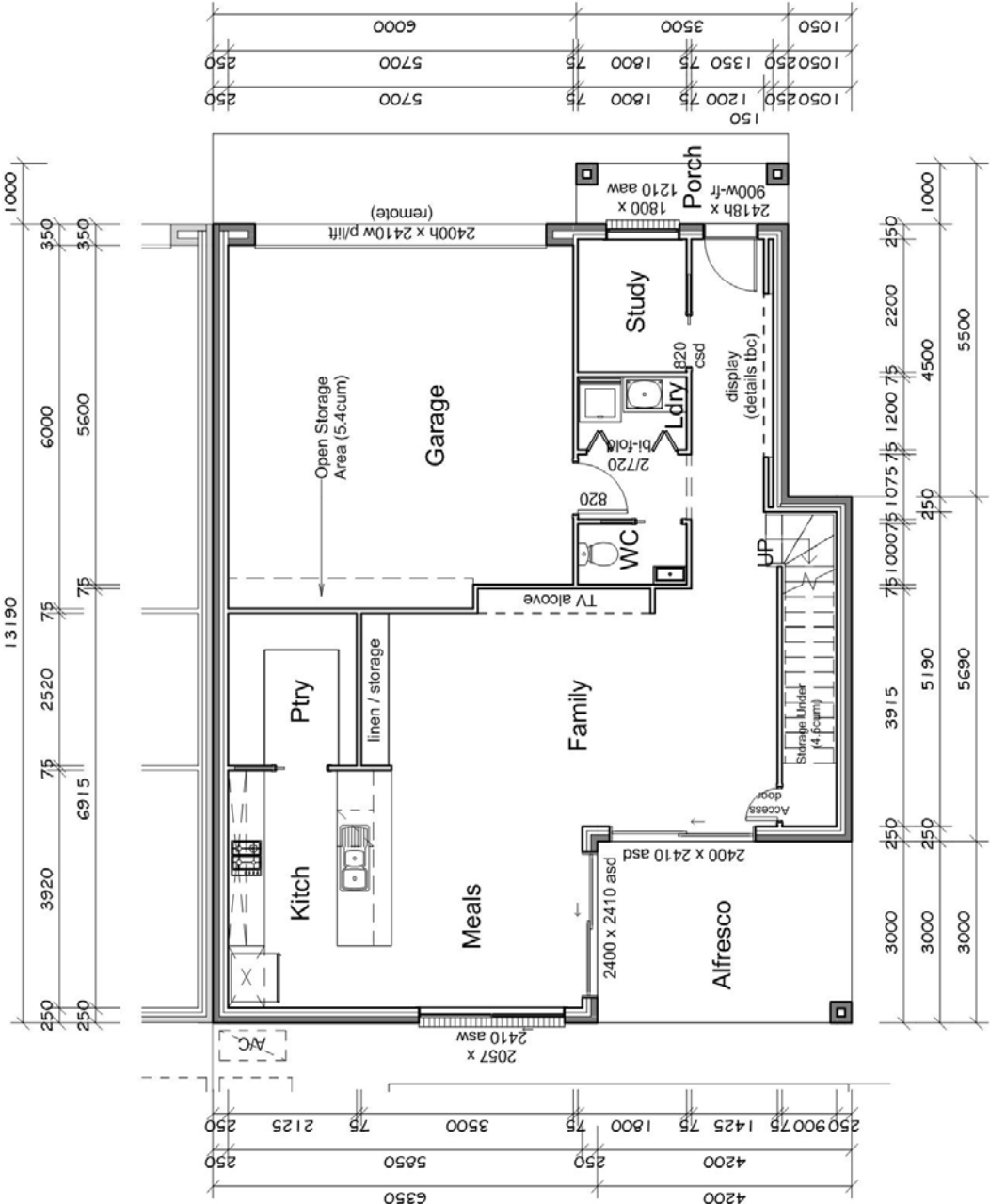
<div>sheet: 207 - Res 7 Floor Plans scale: 1 : 100</div> <div><div>Celling Height2700/2700mm</div><div>Internal Door Height2340/2340mm</div><div>WindspeedN1 (28m/s)</div><div>Flexible Connections for Sewer & StormwaterYES</div></div>	<div>Areas</div> <table><tr><td>Living (Lower)</td><td>103.56 m²</td></tr><tr><td>Living (Upper)</td><td>63.35 m²</td></tr><tr><td>Garage</td><td>35.70 m²</td></tr><tr><td>Porch</td><td>2.80 m²</td></tr><tr><td>Allresco</td><td>10.60 m²</td></tr><tr><td>Total</td><td>216.01 m²</td></tr></table>		Living (Lower)	103.56 m ²	Living (Upper)	63.35 m ²	Garage	35.70 m ²	Porch	2.80 m ²	Allresco	10.60 m ²	Total	216.01 m ²	<div>PROPOSED: DWELLING</div> <div>FOR: L. TEDESCO & OTHERS</div> <div>AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE</div>	<div>FORMATHOMES</div> <div>252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 729 Ph : 8443 4555 E : sales@formathomes.com.au</div>
	Living (Lower)	103.56 m ²														
	Living (Upper)	63.35 m ²														
	Garage	35.70 m ²														
	Porch	2.80 m ²														
	Allresco	10.60 m ²														
	Total	216.01 m ²														
			date: NOV 2016													
			drawn: RH													
			title: Community													
		council: West Torrens														
		job no:														
		issue														
		P401														
		G														



Lower Floor Plan (Res 8) Scale 1 : 100		FOR APPROVAL	
sheet: 208 - Res 8 Floor Plans scale: 1 : 100		 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au	
		PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE	
		date: NOV 2016 drawn: RH title: Community	
Ceiling Height 2700/2700mm		Areas Living (Lower) 86.17 m ² Living (Upper) 85.36 m ² Garage 35.66 m ² Porch 3.50 m ² Alfresco 12.60 m ² Total 223.29 m ²	
Internal Door Height 2340/2340mm		© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO	
Windspeed N1 (28m/s)			
Flexible Connections YES			



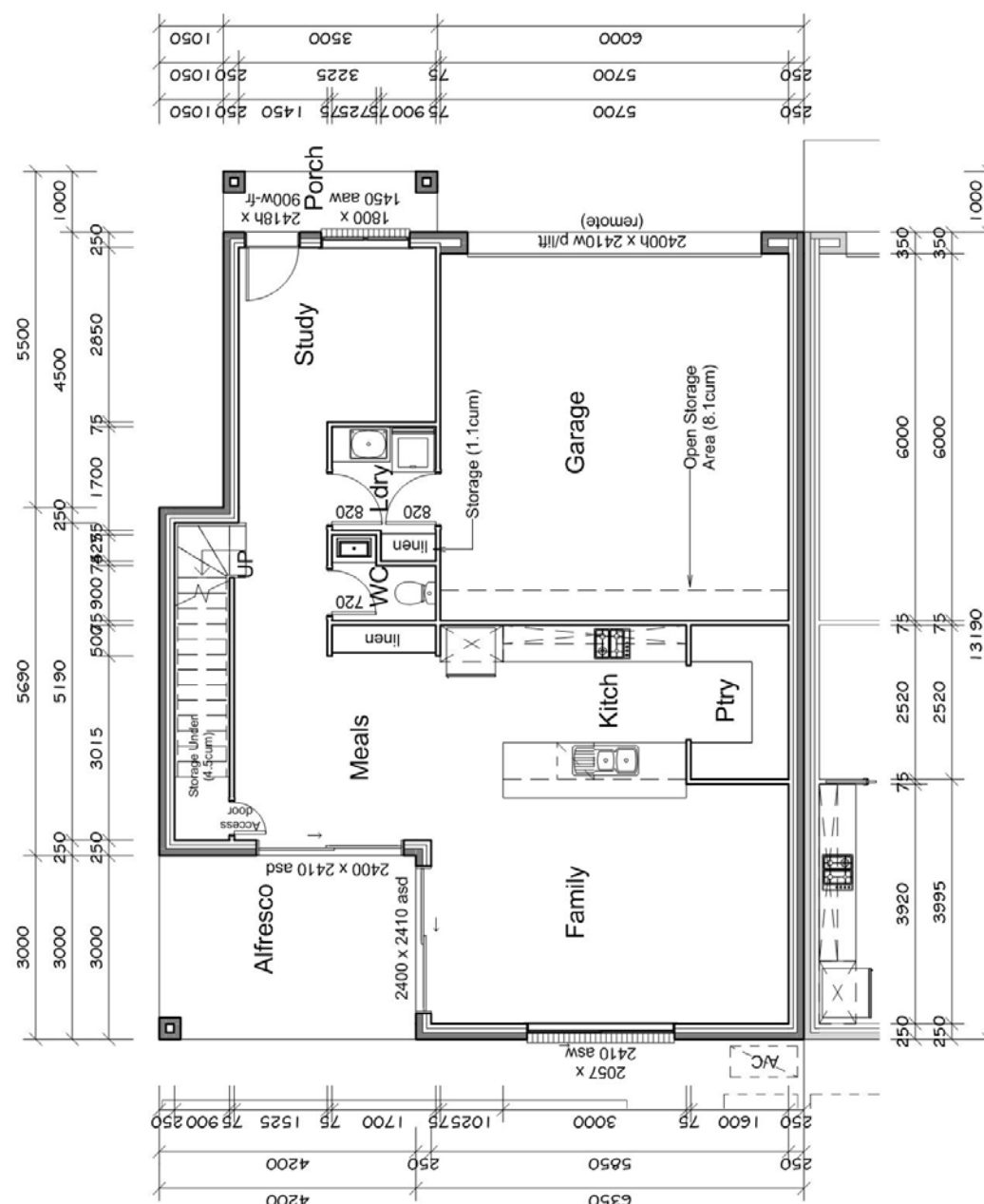
Upper Floor Plan (Res 9)
Scale 1 : 100



Lower Floor Plan (Res 9)
Scale 1 : 100

FOR APPROVAL

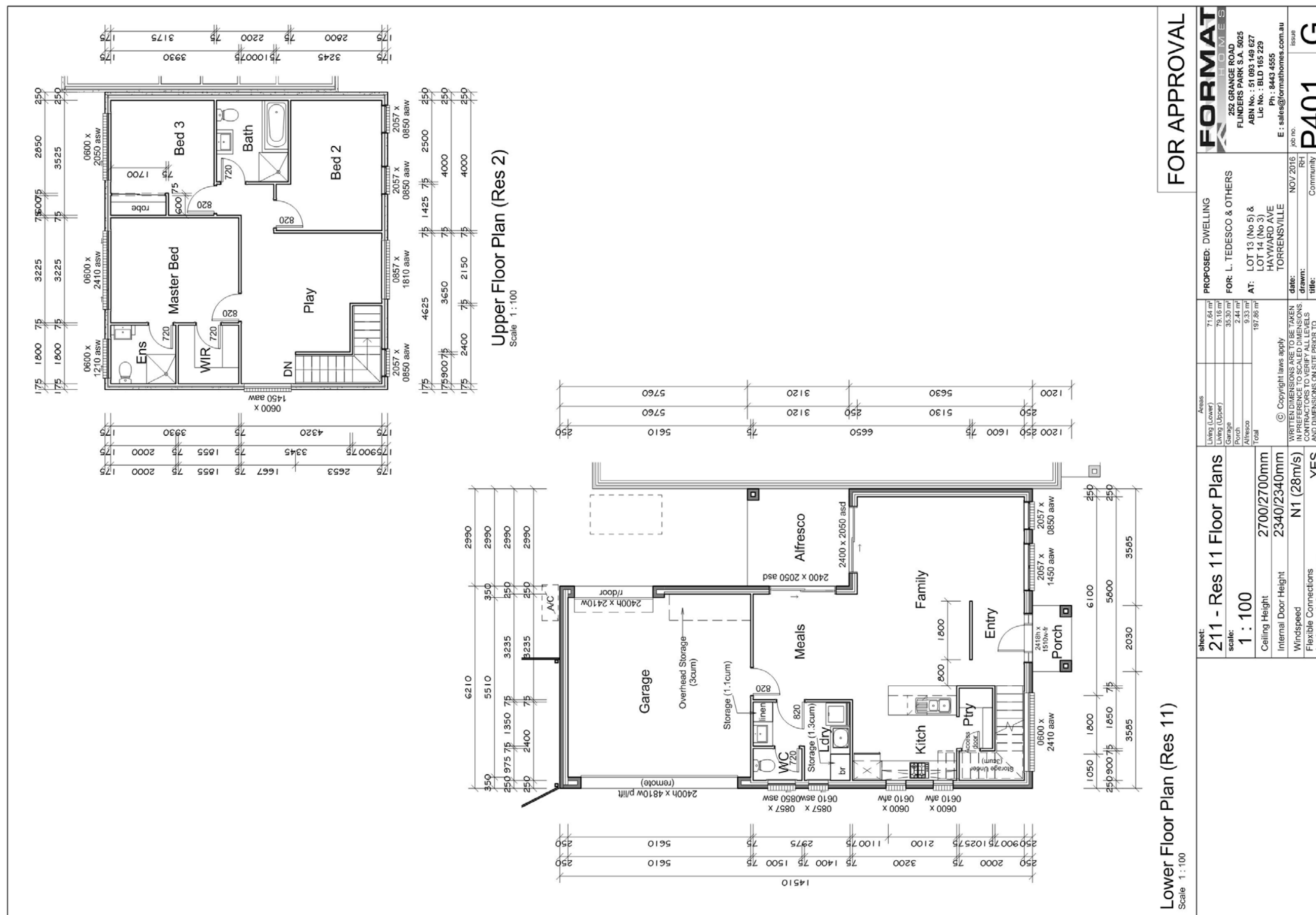
sheet: 209 - Res 9 Floor Plans		PROPOSED: DWELLING		FOR: L. TEDESCO & OTHERS	
scale: 1 : 100		Living (Lower) 86.17 m ²		AT: LOT 13 (No 5) & LOT 14 (No 3)	
Ceiling Height 2700/2700mm		Living (Upper) 85.36 m ²		HAYWARD AVE	
Internal Door Height 2340/2340mm		Garage 35.66 m ²		TORRENSVILLE	
Windspeed N1 (28m/s)		Porch 3.50 m ²		date: NOV 2016	job no. P401
Flexible Connections for Sewer & Stormwater YES		Alfresco 12.60 m ²		drawn: RH	Issue G
		Total 223.29 m ²		title: Community	
				council: West Torrens	

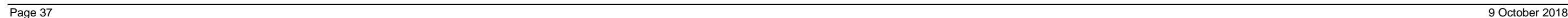


Lower Floor Plan (Res 10)
Scale 1:100

FOR APPROVAL

sheet: scale: Ceiling Height Internal Door Height Windspeed Flexible Connections	210 - Res 10 Floor Plans 1 : 100 2700/2700mm 2340/2340mm N1 (28m/s) YES	Areas		PROPOSED: DWELLING		 FORMAT HOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 61 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au
		Living (Lower)	86.17 m ²	FOR: L. TEDESCO & OTHERS		
		Living (Upper)	85.36 m ²			
		Garage	35.66 m ²			
		Porch	3.50 m ²			
		Allresce	12.60 m ²			
		Total	223.29 m ²	AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE		
		© Copyright laws apply		date: NOV 2016		
		WRITTEN DIMENSIONS ARE TO BE TAKEN IN REFERENCE TO SCALED DIMENSIONS OF DRAWINGS. ALL DIMENSIONS AND DIMENSIONS ON SITE PRIOR TO		drawn: RH		
				title: Community		





Colorbond roof at 25 degree pitch

Aluminium awning windows

Boundary gutter detail

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2400 high panel-lift door as selected

Face brickwork as selected

Render to portico with paint finish as selected

2700

2700

Res 1 - East Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Aluminium sliding door

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

Face brickwork as selected

Aluminium sliding door

Render to portico with paint finish as selected

2700

2700

Res 1 - West Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Aluminium sliding door

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

Face brickwork as selected

Aluminium sliding door

Render to portico with paint finish as selected

2700

2700

Res 1 - South Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Boundary gutter detail

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

Face brickwork as selected

Boundary gutter detail

Face brickwork as selected

2700

2700

Res 1 - North Elevation

Scale 1 : 100

FOR APPROVAL

FORMATHOMES

252 GRANGE ROAD
FLINDERS PARK S.A. 5025
ABN No. : 51 093 149 627
Lic No. : BLD 165 229
Ph : 8443 4555
E : sales@formathomes.com.au

PROPOSED: DWELLING

FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE

date: NOV 2016

drawn: RH

title: Community

council: West Torrens

sheet: 301 - Res 1 Elevations

scale: 1 : 100

Ceiling Height 2700/2700mm

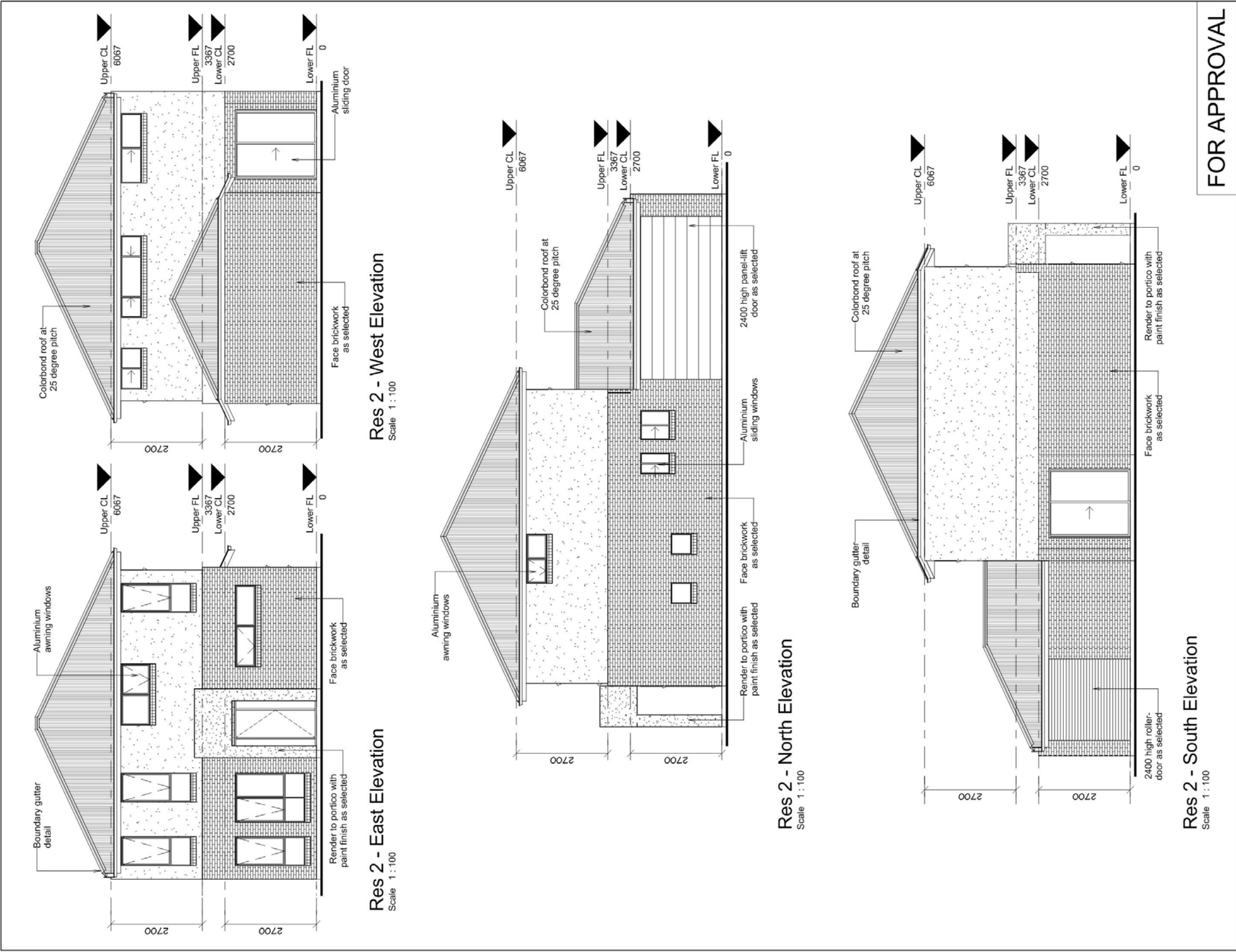
Internal Door Height 2340/2340mm

Windspeed N1 (28m/s)

Flexible Connections for Sewer & Stormwater YES

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WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS

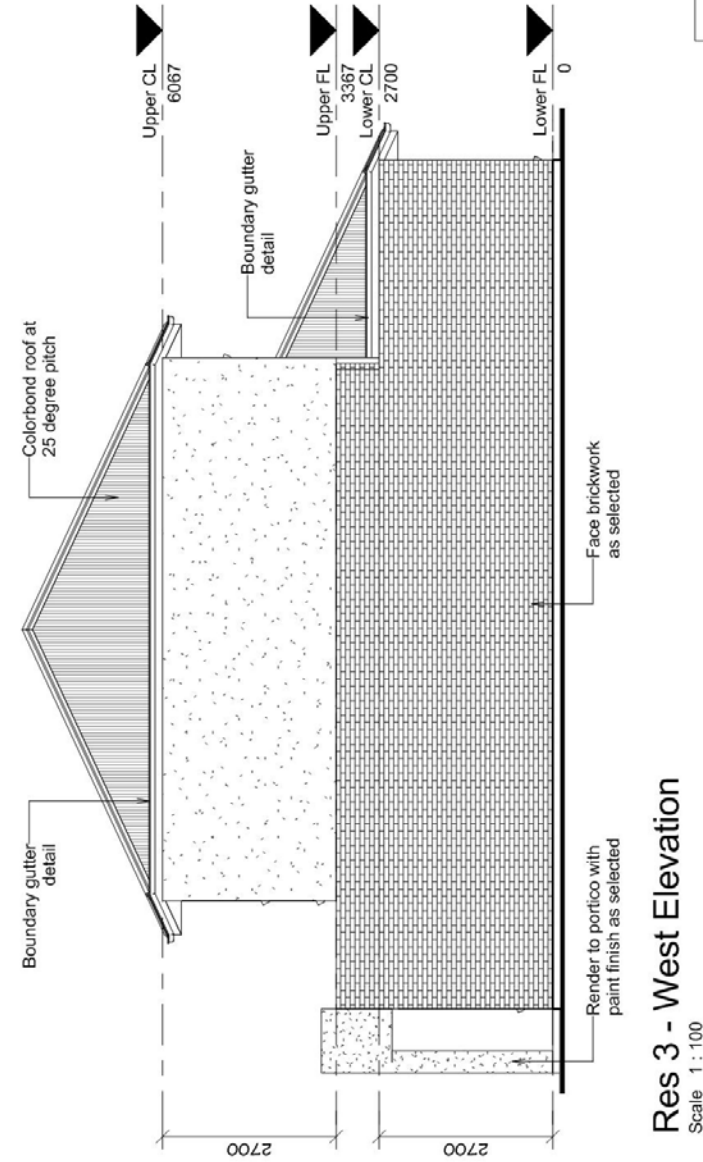


FOR APPROVAL

Sheet: 302 - Res 2 Elevations		PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE		© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	date: drawn: title: council:	NOV 2016 RH Community West Torrens	job no. P401	issue G
scale: 1 : 100								
Ceiling Height		2700/2700mm						
Internal Door Height		2340/2340mm						
Windspeed		N1 (28m/s)						
Flexible Connections for Sewer & Stormwater		YES						

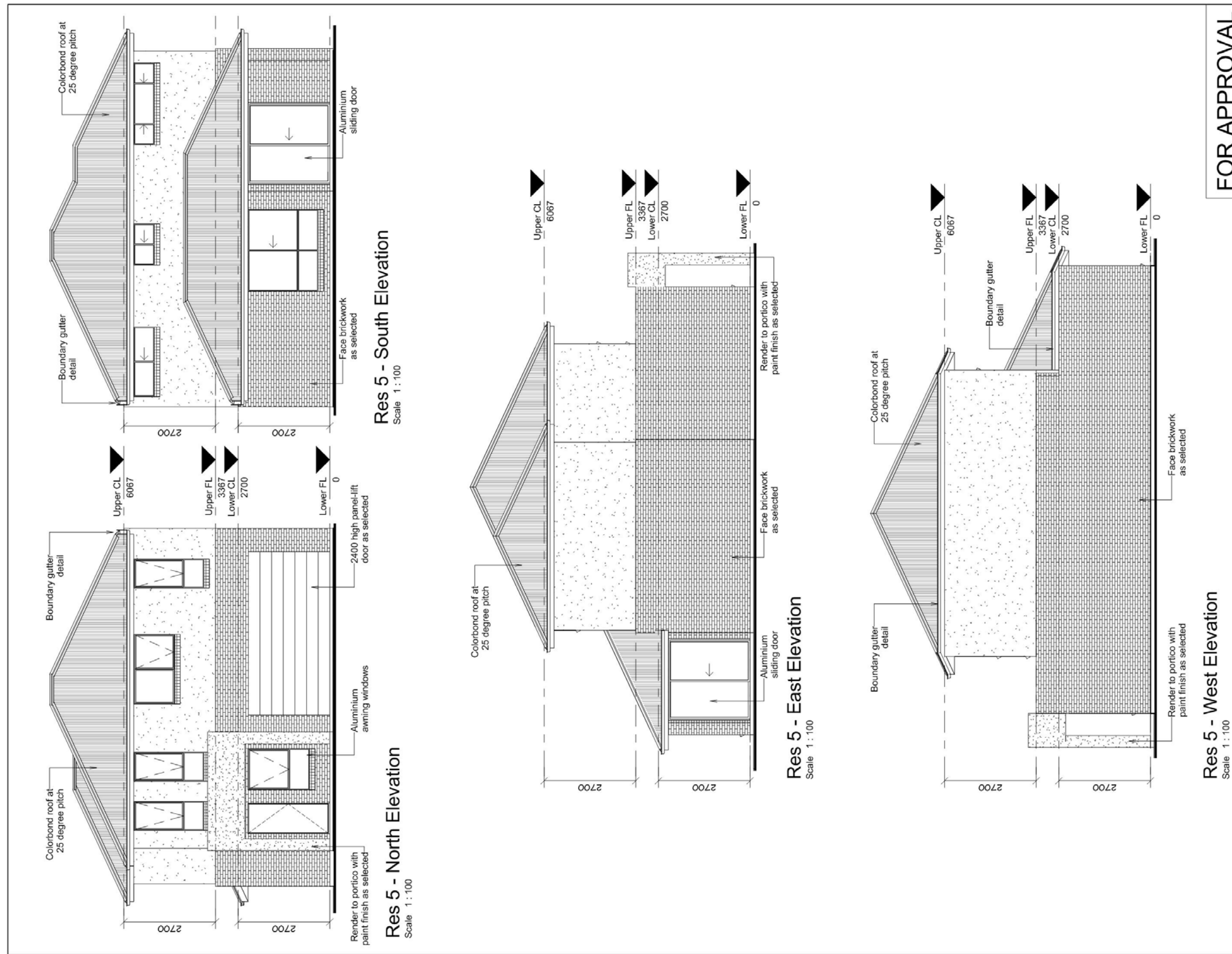
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252 GRANGE ROAD
FLINDERS PARK S.A. 5025
ABN No. : 51 093 149 627
Lic No. : BLD 165 229
Ph : 8443 4555
E : sales@formathomes.com.au



FOR APPROVAL

	sheet:	303 - Res 3 Elevations		PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE © Copyright laws apply	<div><div>252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au</div></div>	job no.	issue		
	scale:	1 : 100				date:	NOV 2016	drawn:	RH
	Ceiling Height	2700/2700mm				title:	Community	council:	West Torrens
	Internal Door Height	2340/2340mm				WRITTEN DIMENSIONS ARE TO BE TAKEN FROM DIMENSION LINES CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS			
	Windspeed	N1 (28m/s)				YES			
	Flexible Connections for Sewer & Stormwater								



Boundary gutter detail

Colorbond roof at 25 degree pitch

Upper CL 6067

2700

2700

2400 high panel lift door as selected

Render to portico with paint finish as selected

Aluminium awning windows

Upper FL 3367

Lower CL 2700

Lower FL 0

Aluminium sliding windows

Face brickwork as selected

Res 6 - North Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Upper CL 6067

2700

2700

Render to portico with paint finish as selected

Face brickwork as selected

Aluminium sliding windows

Upper FL 3367

Lower CL 2700

Lower FL 0

Res 6 - West Elevation

Scale 1 : 100

Boundary gutter detail

Colorbond roof at 25 degree pitch

Upper CL 6067

2700

2700

Face brickwork as selected

Render to portico with paint finish as selected

Boundary gutter detail

Upper FL 3367

Lower CL 2700

Lower FL 0

Res 6 - East Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Upper CL 6067

2700

2700

Aluminium sliding windows

Face brickwork as selected

Upper FL 3367

Lower CL 2700

Lower FL 0

Res 6 - South Elevation

Scale 1 : 100

FOR APPROVAL

sheet: 306 - Res 6 Elevations

scale: 1 : 100

Ceiling Height 2700/2700mm

Internal Door Height 2340/2340mm

Windspeed N1 (28m/s)

Flexible Connections for Sewer & Stormwater YES

PROPOSED: DWELLING

FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE

date: NOV 2016

drawn: RH

title: Community

council: West Torrens

FORMATHOMES

252 GRANGE ROAD
FLINDERS PARK S.A. 5025

ABN No. : 51 093 149 627

Lic No. : BLD 165 229

Ph : 8443 4555

E : sales@formathomes.com.au

job no.

issue

P401

G

Colorbond roof at 25 degree pitch

Boundary gutter detail

Aluminium awning windows

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2700

2700

2400 high panel-lift door as selected

Render to portico with paint finish as selected

Colorbond roof at 25 degree pitch

Aluminium sliding windows

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2700

2700

Face brickwork as selected

Res 7 - South Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2700

2700

Aluminium sliding windows

Face brickwork as selected

Render to portico with paint finish as selected

Res 7 - North Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Boundary gutter detail

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2700

2700

Aluminium sliding windows

Face brickwork as selected

Res 7 - West Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Boundary gutter detail

Upper CL 6067

Upper FL 3367

Lower CL 2700

Lower FL 0

2700

2700

Boundary gutter detail

Face brickwork as selected

Render to portico with paint finish as selected

Res 7 - East Elevation

Scale 1 : 100

FOR APPROVAL

sheet: 307 - Res 7 Elevations

scale: 1 : 100

Celling Height 2700/2700mm

Internal Door Height 2340/2340mm

Windspeed N1 (28m/s)

Flexible Connections for Sewer & Stormwater YES

PROPOSED: DWELLING

FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE

date: NOV 2016

drawn: RH

title: Community

council: West Torrens

FORMATHOMES

252 GRANGE ROAD
FLINDERS PARK S.A. 5025

ABN No. : 51 093 149 627

Lic No. : BLD 165 229

Ph : 8443 4555

E : sales@formathomes.com.au

job no.

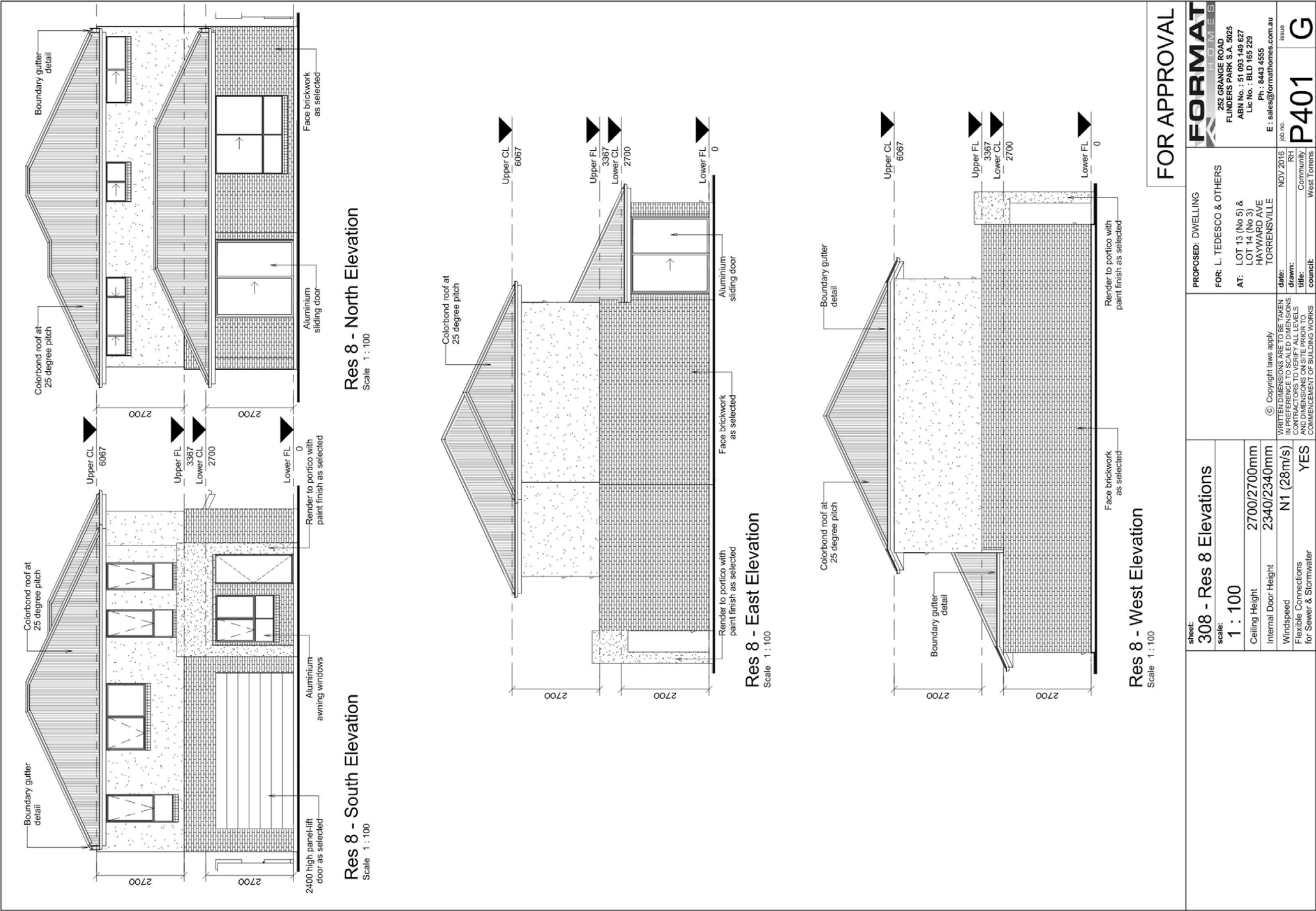
ISSUE

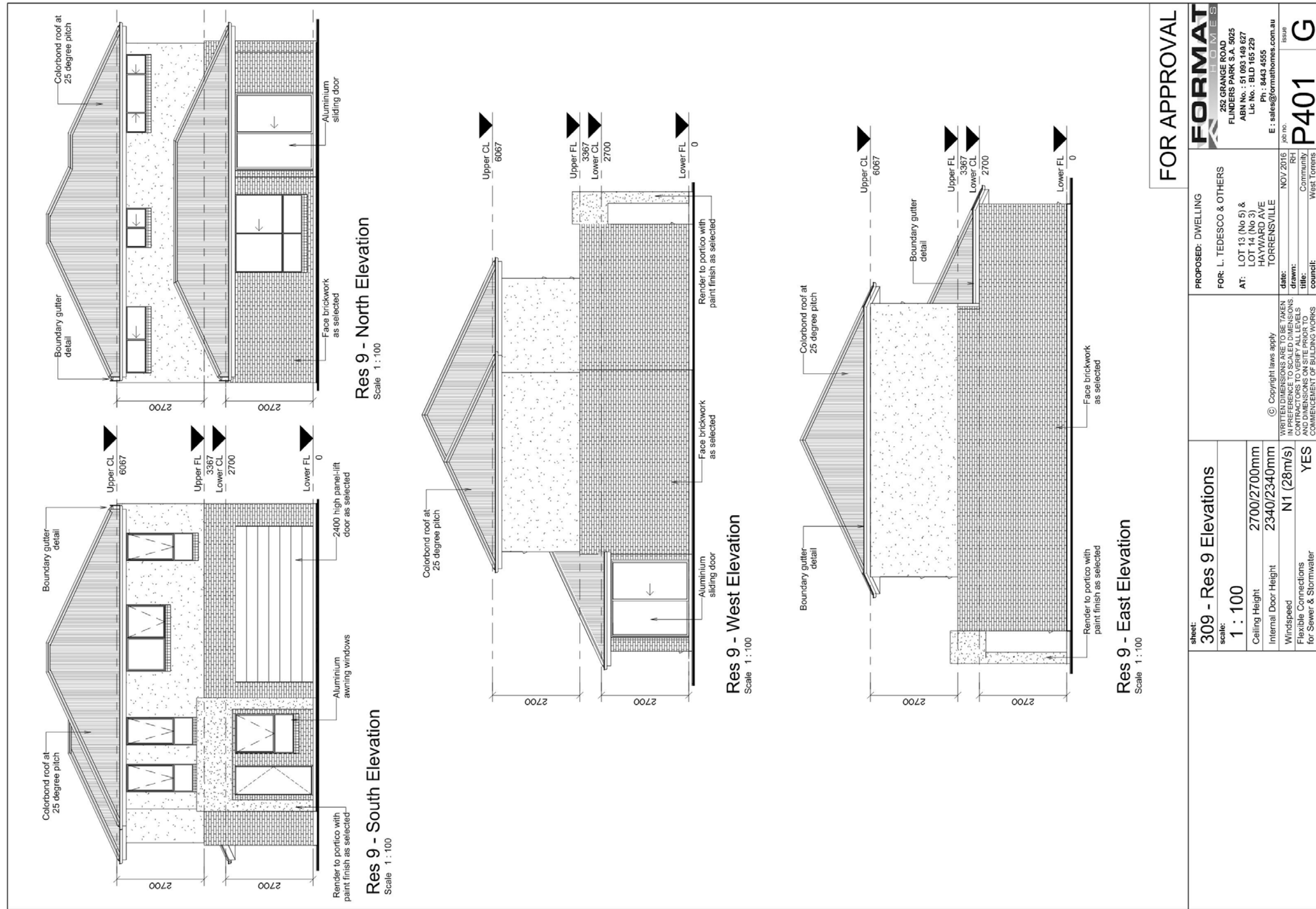
P401

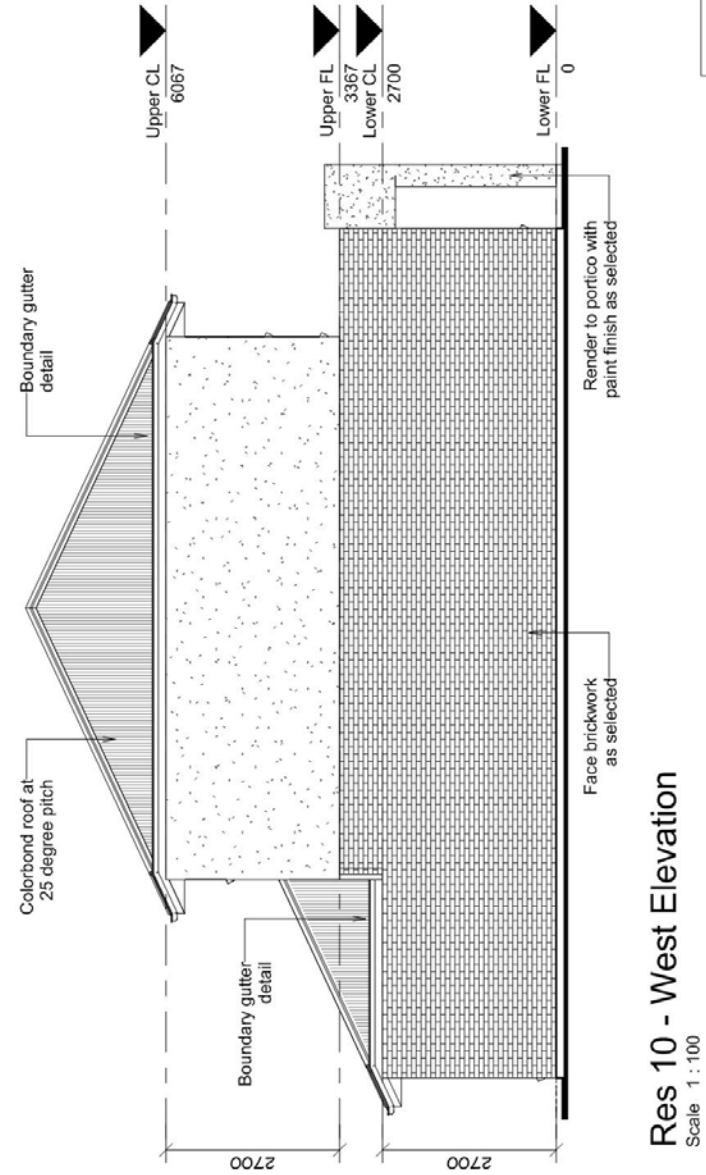
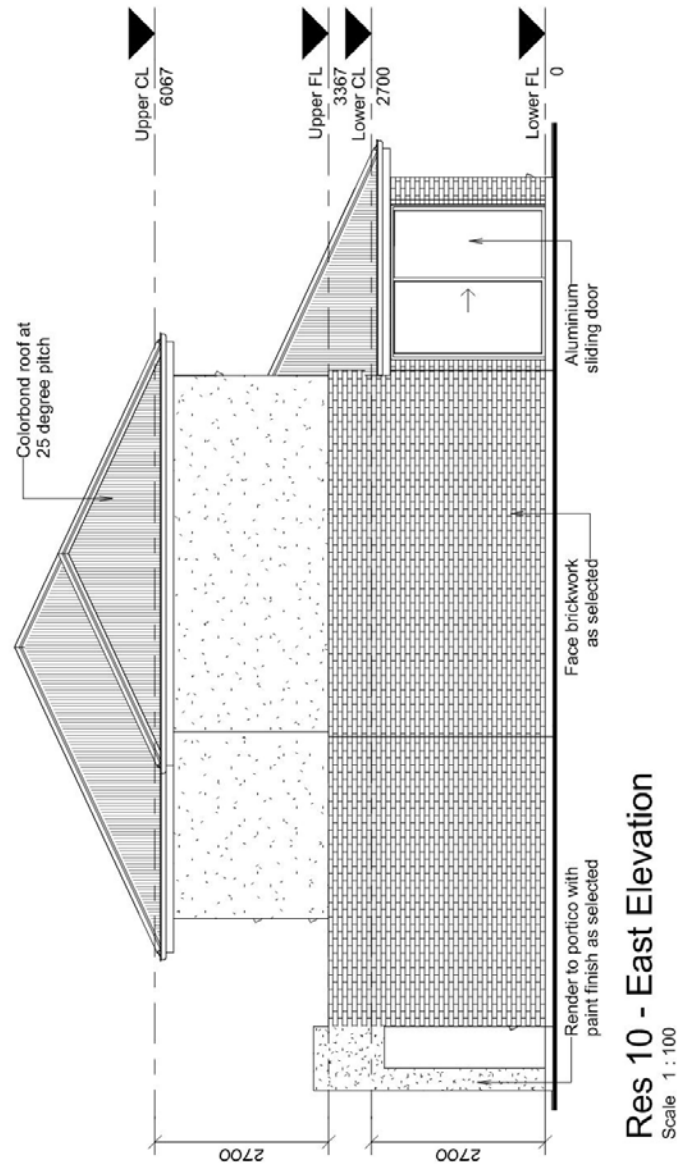
G

Page 44

9 October 2018

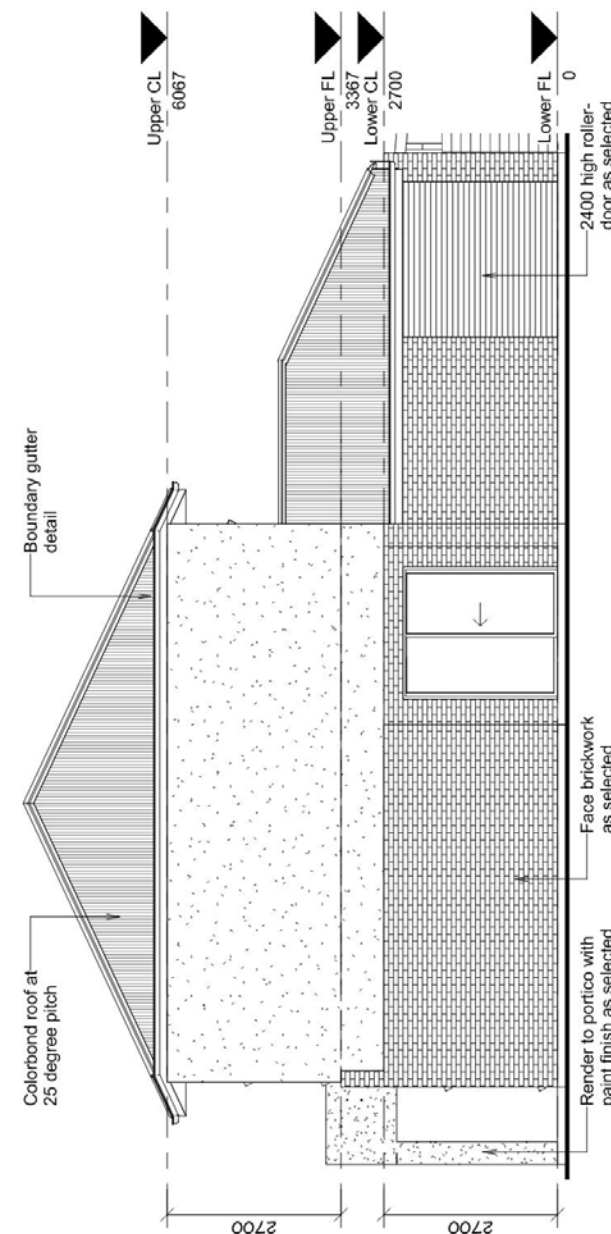
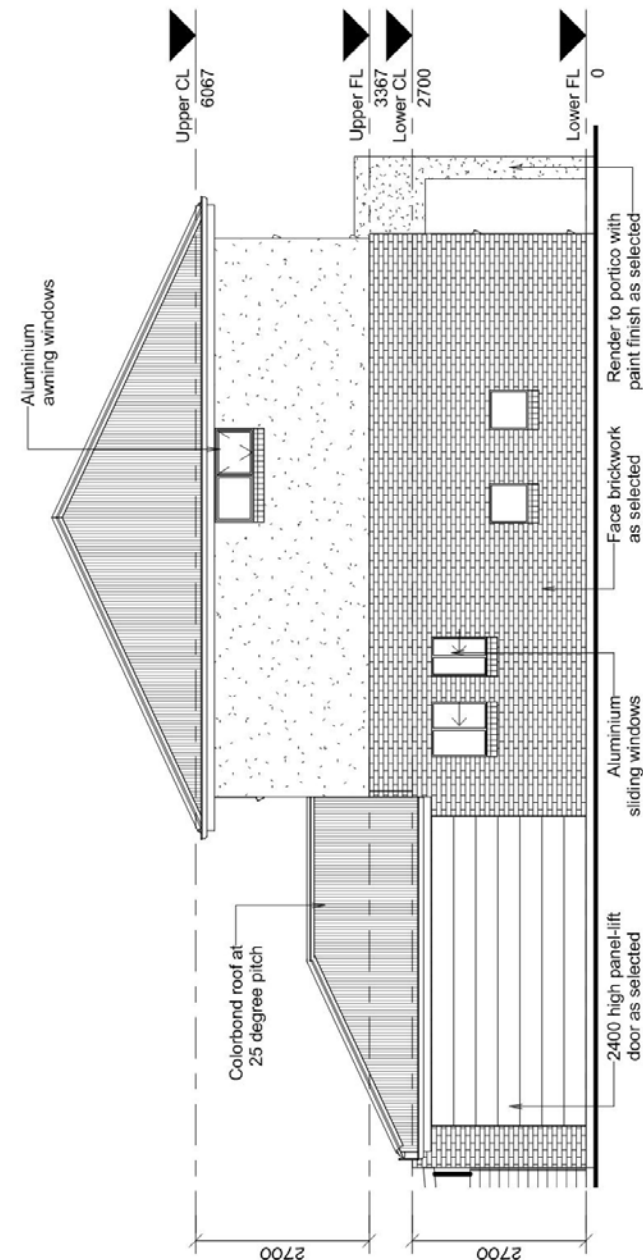
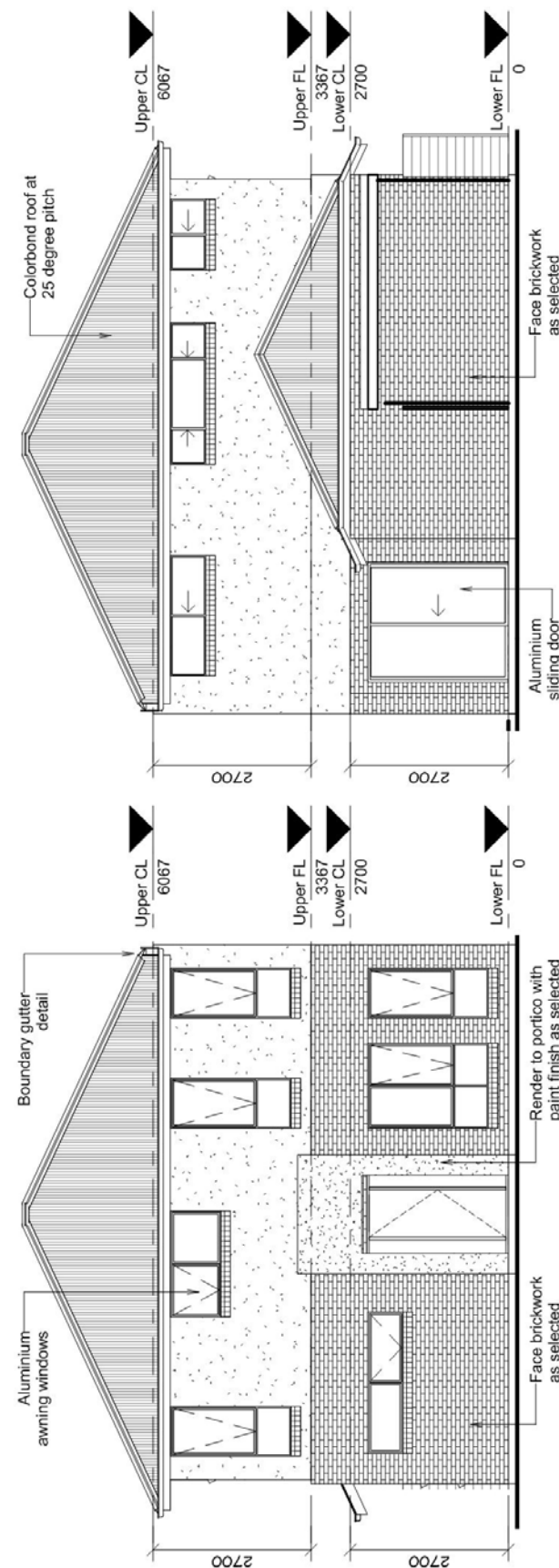






FOR APPROVAL

	sheet:	310 - Res 10 Elevations			<div><div><div>FORMATTED HOMES</div><div>252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au</div></div></div>	
	scale:	1 : 100				
	Ceiling Height	2700/2700mm				
	Internal Door Height	2340/2340mm				
	Windspeed	N1 (28m/s)				
	Flexible Connections for Sewer & Stormwater	YES				
	PROPOSED: DWELLING					job no.
	FOR: L. TEDESCO & OTHERS					drawn: RH
	AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE					title: Community
	(c) Copyright laws apply					council: West Torrens
WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS				P401		
				G		



FOR APPROVAL

sheet: 311 - Res 11 Elevations scale: 1 : 100 Ceiling Height Internal Door Height Windspeed Flexible Connections	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE		FORMAT HOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au
	date: NOV 2016 drawn: RH title: Community		
	© Copyright laws apply		
	WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.		
	N1 (28m/s)		
	YES		

Boundary gutter detail

Aluminium awning windows

Colorbond roof at 25 degree pitch

Upper CL

6067

Upper FL

3367

Lower CL

2700

Lower FL

0

2700

2700

Render to portico with paint finish as selected

Face brickwork as selected

2400 high panel-lift door as selected

Aluminium sliding door

Res 12 - East Elevation

Scale 1 : 100

Boundary gutter detail

Colorbond roof at 25 degree pitch

Upper CL

6067

Upper FL

3367

Lower CL

2700

Lower FL

0

2700

2700

Face brickwork as selected

Face brickwork as selected

Res 12 - West Elevation

Scale 1 : 100

Boundary gutter detail

Colorbond roof at 25 degree pitch

Upper CL

6067

Upper FL

3367

Lower CL

2700

Lower FL

0

2700

2700

Face brickwork as selected

Face brickwork as selected

Res 12 - South Elevation

Scale 1 : 100

Colorbond roof at 25 degree pitch

Upper CL

6067

Upper FL

3367

Lower CL

2700

Lower FL

0

2700

2700

Render to portico with paint finish as selected

Face brickwork as selected

Aluminium sliding door

Res 12 - North Elevation

Scale 1 : 100

FOR APPROVAL

FORMATHOMES

252 GRANGE ROAD
FLINDERS PARK S.A. 5025
ABN No. : 51 093 149 627
Lic No. : BLD 165 229
Ph : 8443 4555
E : sales@formathomes.com.au

PROPOSED: DWELLING

FOR: L. TEDESCO & OTHERS

AT: LOT 13 (No 5) & LOT 14 (No 3)
HAYWARD AVE
TORRENSVILLE

date: NOV 2016
drawn: RH
title: Community
council: West Torrens

job no. P401

Issue G

sheet: 312 - Res 12 Elevations

scale: 1 : 100

Ceiling Height 2700/2700mm

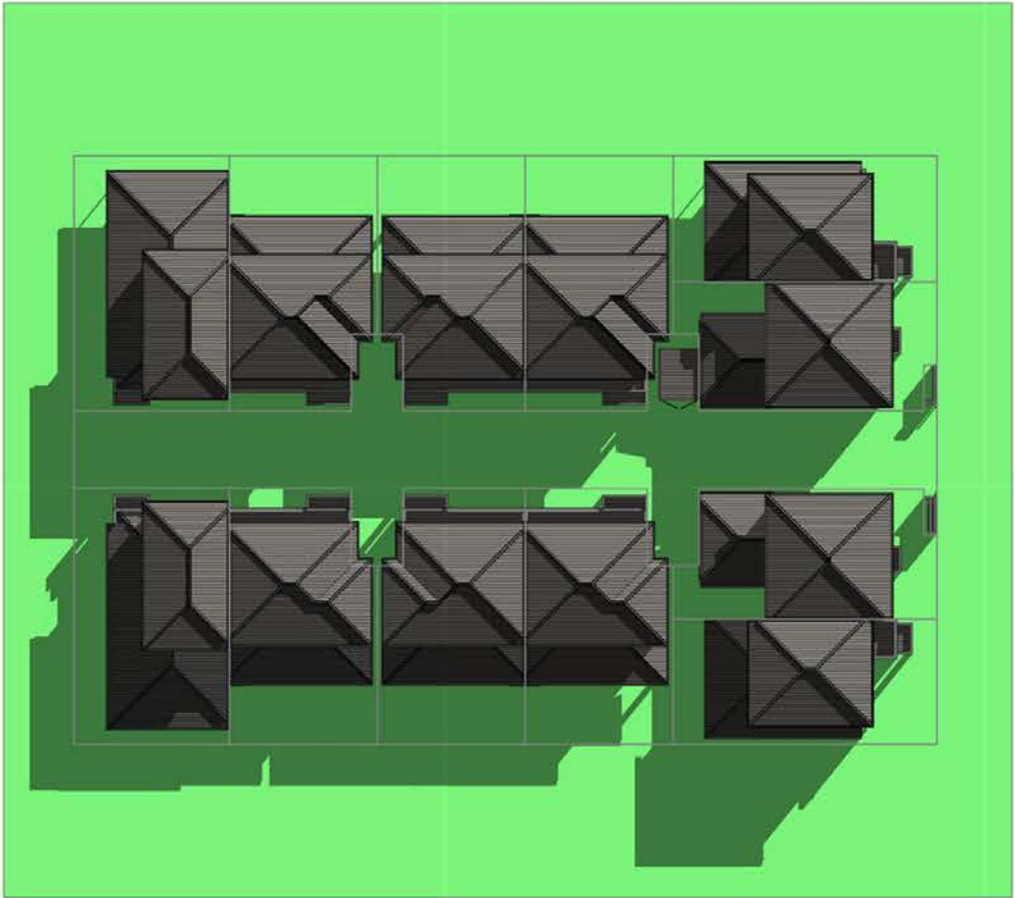
Internal Door Height 2340/2340mm

Windspeed N1 (28m/s)

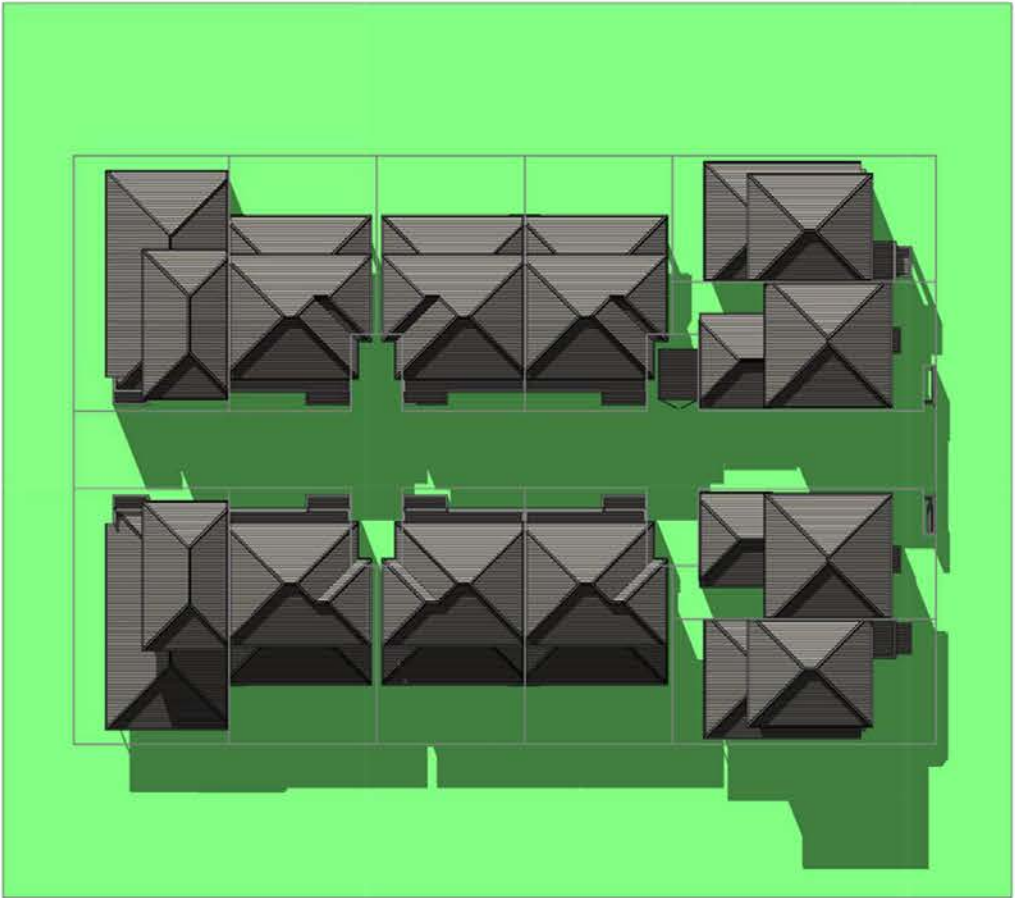
Flexible Connections for Sewer & Stormwater YES

WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS

© Copyright laws apply



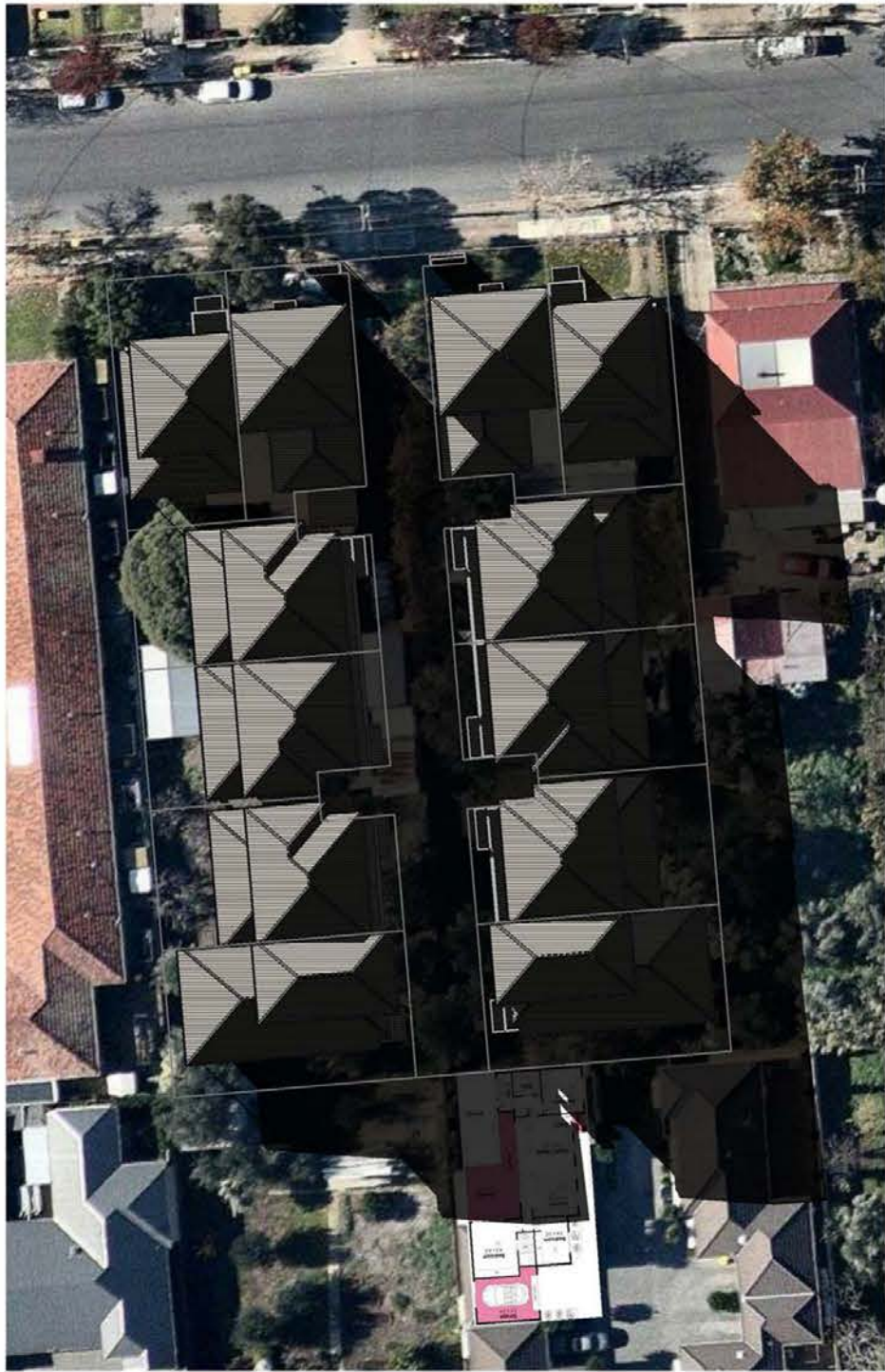
Shadow Diagram 21/06, 10am
Scale 1 : 500



Shadow Diagram 21/06, 2pm
Scale 1 : 500

FOR APPROVAL

Sheet: 105 - Shadow Diagrams		PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE		 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au	job no. NOV 2016	date: drawn: title: council:	Issue RH Community West Torrens
scale: 1 : 500				© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS			
Ceiling Height		2700/2700mm					
Internal Door Height		2340/2340mm					
Windspeed		N1 (28m/s)					
Flexible Connections for Sewer & Stormwater		YES					



Shadow Overlay 21/06, 9am

Scale 1 : 500



Shadow Overlay 21/06, 12pm

Scale 1 : 500

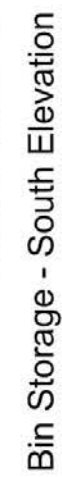
FOR APPROVAL	
sheet: 106 - Shadow Overlay	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS
scale: 1 : 500	AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE
Ceiling Height 2700/2700mm	date: NOV 2016
Internal Door Height 2340/2340mm	drawn: RH
Wind speed N1 (28m/s)	title: Community
Flexible Connections for Sewer & Stormwater YES	council: West Torrens
© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	
FORMAT HOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au	
job no. P401	
issue G	



Shadow Overlay 21/06, 3pm

Scale 1 : 500

FOR APPROVAL				
sheet: 107 - Shadow Overlay 2	PROPOSED: DWELLING	FOR: L. TEDESCO & OTHERS	FORMATHOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au	
	scale: 1 : 500			
	Ceiling Height			2700/2700mm
	Internal Door Height			2340/2340mm
	Windspeed			N1 (28m/s)
Flexible Connections for Sewer & Stormwater	YES	date: drawn: title: council:		
		NOV 2016 RH Community West Torrens		
		P401		
		G		



Bin Storage - West Elevation

sheet: 109 - Bin Storage Area scale: 1 : 50 Ceiling Height 2700/2700mm Internal Door Height 2340/2340mm Windspeed N1 (28m/s) Flexible Connections for Sewer & Stormwater	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE Ph : 8443 4555 E : sales@formathomes.com.au	FORMATHOMES 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229	job no. NOV 2016 RH Community West Torrens	issue P401 G	
	WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	© Copyright laws apply	date: drawn: title: council:	date: drawn: title: council:	date: drawn: title: council:
	YES	YES	YES	YES	YES
	YES	YES	YES	YES	YES
	YES	YES	YES	YES	YES





HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

21 June 2018

City of West Torrens
ATT: Claudio Barone
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Claudio

Further to our meeting on 1 June 2018, please find attached the following amended planning documents:

- Amended planning drawings prepared by Format Homes (Revision G 24/05/2018);
- Siteworks and Drainage Plan; and
- Materials and Finishes Schedule, prepared by INARC, dated 11/06/18, v2.

Consistent with our meeting with Jane Teng (WTCC Civil Engineer), the common area located between Residence 10 and 11 has been allocated as common bin storage to serve dwellings 2 to 11. Dwellings 1 and 12 will utilise Councils roadside collection. The bin storage area is to be roofed in Colorbond *Monument* cladding with the gate and side finished with EzySlat *Spotted Gum*, horizontal cladding.

In considering the appropriate capacity of waste storage, each 1100 litre mobile bin is 1360 mm wide, 1090 mm deep and 1390 mm high.

Using the guidelines of 30 litres of waste generated per bedroom per week, recycling of 25 litres per bedroom per week and green organics of 10 litres per bedroom per week, the bins will require a capacity as follows:

- Waste = 900 litres per week
- Recycling = 750 litres per week
- Green organics = 300 litres per week.

Accordingly, the 1100 litre mobile waste receptacles will be emptied weekly and the green organics is to be emptied biweekly. The collection of waste by a private contractor for dwellings 2 to 11 has been included within the Scheme Description.

An amended plan of division and scheme description will shortly be uploaded to EDALA.

I trust the attached will enable you to finalise your assessment of the proposal. Can you please advise of the next available CAP meeting at which the application will be presented?

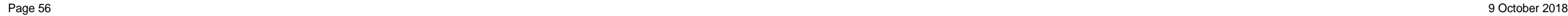
Kind regards

Gregg Jenkins
BURB RegPlan (Hons)

M 0475 933 823

T 8272 1433

E gregg@heyneplanning.com.au



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

RECEIVED
 AM 7 8 9 10 11 12
 - JUL 2017
 PM 1 2 3 4 5 6
 West Torrens CSU

DEVELOPMENT No. 211/40/2017
 PROPERTY ADDRESS: 5 Hayward Avenue, TORRENSVILLE SA 5031, 3 Hayward Avenue,
 TORRENSVILLE SA 5031

YOUR FULL NAME	AARON MATTHEW	
YOUR ADDRESS	3/4 STEPHENS AVE TORRENSVILLE	
YOUR PHONE No	[REDACTED]	
YOUR EMAIL	[REDACTED]	
NATURE OF INTEREST	ADJOINING RESIDENT <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>	City of West Torrens 10 JUL 2017 City Development
REASON/S FOR REPRESENTATION ALL SECOND STORY WEST FACING WINDOWS LOOKING INTO MY PROPERTY TO BE FROSTED. ALSO CONCERNED ABOUT OVERSHADOWING TO BACK YARD OF MY PROPERTY. WOULD LIKE MORE INFORMATION ABOUT FENCING BETWEEN PROPERTIES IN REGARD TO HEIGHT / PRIVACY		
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) PLEASE CONTACT ME REGARDING THESE ISSUES. [REDACTED]		

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission: -

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY VIA PHONE ☒

I DESIRE TO BE REPRESENTED BY _____ ☐
(PLEASE SPECIFY)

SIGNED

[Signature]

DATE 7/7/17

Received
 - 7 JUL 2017
 City of West Torrens
 Information Management Unit

RECEIVED
 AM 7 8 9 10 11 12
 - JUL 2017
 PM 1 2 3 4 5 6
 West Torrens CSU

Responsible Officer: Phil Harnett
 Ends: Wednesday 19 July 2017

If space insufficient, please attach sheets



HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
F 08 8357 0507
E garth@heynenplanning.com.au
PO BOX 523
KENSINGTON PARK SA 5068

ABN 54 159 265 022

2 August 2017

City of West Torrens
ATT: Tony Kelly
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Tony

RE: 5 HAYWARD AVENUE TORRENSVILLE
DA 211/D225/16 & DA 211/40/2017

I understand that pursuant to Section 38 of the *Development Act* Council has undertaken Category 2 public notification in relation to the proposal for a combined application for a 2 into 12 land division and the construction of 12 dwellings with garages and alfrescos.

In order to consider the issues raised in the representation additional shadow diagrams have been prepared by Format Homes as follows:

- Shadow Overlay, Sheet 106, 9:00 am and 12:00 pm, Job P401, Issue D; and
- Shadow Overlay, Sheet 107, 3:00 pm, Job P401, Issue D.

Please find hereafter my brief opinion and clarification on the issues raised in the one (1) representation received by Council, and in particular whether any of the issues mentioned affect the planning merit of the development.

The location of the representation relative to the subject site is provided as Appendix 1.

Upon review of the representation, for brevity the comments made have been noted below (in *italics*), with my planning opinion to follow.

o *Overlooking from Upper Levels*

I note the representation raises concerns with regard to a potential for a loss of privacy and overlooking from the west facing upper level windows. Upon review of the plans it is evident that the small west facing bathroom window and west facing playroom window of both dwelling 6 and 7 will provide a sill height nominated 1800 mm from the upper level FFL (see image 1).



Figure 1: West Facing Upper Level Windows of Dwelling 6 (Dwelling 7 is Mirrored)

Consequently, compliance with the following Development Plan provision is achieved:

General Section Residential Development

Visual Privacy

PDC 27 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.

In this instance, the attainment of a reasonable level of privacy is achieved with no direct views allowing direct or indirect overlooking possible as a result of the west facing upper level windows of dwelling 6 and 7.

○ *Overshadowing;*

Turning to the concern raised with regard to the overshadowing associated as a result of the proposed development, the following Development Plan provisions are pertinent:

General Section Residential Development

PDC 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.

Upon review of Sheet 106 and Sheet 107, Shadow Overlay, all north facing windows to habitable rooms of 3/4 Stephens Avenue will receive direct sunlight from 12 noon onwards due to the north south oriented rear boundary. Compliance with PDC 11 is achieved in full for unit 3/4 Stephens Avenue. PDC 12 likewise considers the impact of “overshadowing” as follows:

PDC 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

- (a) half of the existing ground-level open space
- (b) 35 square metres of the existing ground-level open space (with at least one of the area’s dimensions measuring 2.5 metres).

Likewise, upon review of Sheet 106 and Sheet 107, Shadow Overlay, the ground level private open space for unit 3/4 Stephens Avenue will receive direct sunlight from 12 noon onwards due to the north south oriented rear boundary. Compliance with PDC 12 is achieved in full.

○ *Loss of Privacy and Fencing Height.*

Finally, I note clarity has been sought regarding the height of the proposed rear (western) fence and any if associated loss of privacy will result.

Upon review of the Site and Drainage Plan 1605227, marked Revision B, a retaining wall ranging in height of between 700 mm and 900 mm is proposed along the western boundary. A 1.8 m high Colorbond “Good Neighbor” fence is to be erected on top of the retaining wall.

Having reviewed the floor plan of the adjoining dwelling (noted within Sheet 106 and Sheet 107) in conjunction with the amended shadow diagrams, the proposed development will (a) ensure no loss in privacy results from the proposed fencing and retaining wall associated with the development and (b) the provision of a central driveway, well setback dwellings and the articulated and separated

dwelling will ensure the existing private open space pertaining to unit 3/4 Stephens Avenue will continue to function in a manner unaltered by the proposal.

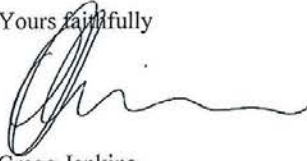
The applicant is willing to cover the costs incurred for the placement of the fence and retaining wall, while the replacement of fences will be resolved pursuant to the *Fences Act 1975*.

Summary

In conclusion, having considered the representation received in context of the additional information attached I am of the opinion that the proposed development displays substantial planning merit.

I welcome discussion in relation to my comments, if you so require, otherwise should the occasion arise to speak before the DAP, the applicant and/or representative would welcome this opportunity.

Yours faithfully



Gregg Jenkins
BUrb&RegPlan(Hons)
M 0475 933 823
T 8272 1433

Appendix 1: Location of Representation





Shadow Overlay 21/06, 9am

Scale 1 : 500



Shadow Overlay 21/06, 12pm

Scale 1 : 500

FOR APPROVAL

sheet: 106 - Shadow Overlay scale: 1 : 500 Ceiling Height 2700/2700mm Internal Door Height 2340/2340mm Windspeed N1 (28m/s) Flexible Connections for Sewer & Stormwater YES	© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE date: NOV 2016 drawn: RH title: Community council: West Torrens	<div style="text-align: center;"> FORMAT <small>HOMES</small> 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au </div> <div style="display: flex; justify-content: space-between;"> <div> job no. P401 </div> <div> issue D </div> </div>
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Shadow Overlay 21/06, 3pm
Scale 1 : 500

FOR APPROVAL

sheet: 107 - Shadow Overlay 2 scale: 1 : 500 Ceiling Height 2700/2700mm Internal Door Height 2340/2340mm Windspeed N1 (28m/s) Flexible Connections for Sewer & Stormwater YES	© Copyright laws apply WRITTEN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS	PROPOSED: DWELLING FOR: L. TEDESCO & OTHERS AT: LOT 13 (No 5) & LOT 14 (No 3) HAYWARD AVE TORRENSVILLE date: NOV 2016 drawn: RH title: Community council: West Torrens	<div style="text-align: center;"> FORMAT <small>HOMES</small> 252 GRANGE ROAD FLINDERS PARK S.A. 5025 ABN No. : 51 093 149 627 Lic No. : BLD 165 229 Ph : 8443 4555 E : sales@formathomes.com.au </div> <div style="display: flex; justify-content: space-between;"> <div> job no. P401 </div> <div> issue D </div> </div>
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Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/40/2017

Assessing Officer: Darren Starr
Site Address: 5 Hayward Avenue, TORRENSVILLE SA 5031, 3
Hayward Avenue, TORRENSVILLE SA 5031
Certificate of Title: CT-5894/675, CT-5391/179
Description of Development Combined Application: Land division - Community Title; DAC No. 211/C225/16 (Unique ID 56775); Create ten (10) additional allotments and common property with hebel entrance walls (not masonry). Construct twelve (12) group dwellings all with garages and alfrescos.

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

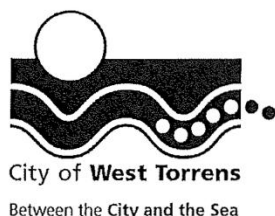
- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover

i. Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Darren Starr

DATE 21 August, 2017



Memo

To Darren Starr
From Jane Teng
Date 21/08/2017
Subject 211/40/2017, 5 Hayward Avenue, TORRENSVILLE SA 5031, 3 Hayward Avenue, TORRENSVILLE SA 5031

Darren Starr,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

In accordance with the provided 'Drainage Plan' (SAF Consulting Engineers – Drawing Number C1/A 1605227 – Revision A, Jan-17), the FFL of the proposed development (100.365 minimum) has been assessed as satisfying minimum requirements (100.32) in consideration of street and/or flood level information.

Comments above were adopted from previous City Assets referral dated 8 March 2017.

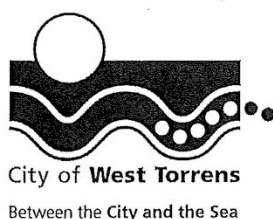
2.0 Verge Interaction (with street tree)

In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties.

New driveways and stormwater connections are required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

The proposed stormwater connections particularly to the eastern side of the proposed main driveway entrance (crossover) appears to be less than the 1.0m offset distance to the driveway crossover. The proposed stormwater



connections should be repositioned on the plan to maintain the minimum offset distances required between the proposed driveway crossovers and existing street tree.

In addition, the location of the stormwater connection proposed on the drainage plan for Residence 1 would be impractical due to the high risk for this outlet system to be damaging by traversing vehicles. It is recommended for this stormwater outlet to be repositioned to the eastern side of Residence 1 driveway with the new crossover to be extended from the existing shared driveway crossover of existing House No.1. The proposed new driveway crossover would need to be limited to the maximum permissible driveway corridor of 5.50m (**edited for correction 21.08.2017 to reflect sketch in Section 4**) plus the 0.3m minimum offset distance from the fence/ property boundary. This arrangement would allow sufficient minimum offset between the new crossover, stormwater connection and existing street tree.

Comments above were adopted from previous City Assets referral dated 8 March 2017. The following items are still requiring addressing by the applicant.

- i. **Driveway corridor falls short of the 6.10m pavement width for the first 5.0m into the site. (Refer Section 4.0 sketch) and being reflected on the proposed land title of the site.**
- ii. **Location of the stormwater sumps at the driveway access appears to be in conflict of the main entrance feature wall. The stormwater sump typical details as shown in the sketch below.**

3.0 Modifications of Existing Crossovers

It is noted that the portion of the existing driveway crossovers of the proposed development will be extended or returned to upright kerb and water to service allotments. The extension and installation of the existing and new driveway crossovers shall be undertaken prior to the completion of any building works at the expense of the applicant.

Comments above were adopted from previous City Assets referral dated 8 March 2017. The following items are still requiring addressing by the applicant.

- i. **SAF Consulting Engineers – Drawing Number C1/A 1605227 – Revision A, Jan-17 has not indicated redundant driveway crossover being returned to upright kerb and gutter.**

4.0 Main Driveway Access

As the main driveway access will service more than one property at the rear, the driveway corridor to the site will require widening to a minimum of 5.5m wide pavement width (+ 300mm offset from fences/walls/boundary). The proposed driveway falls short of this requirement. It is also required for the

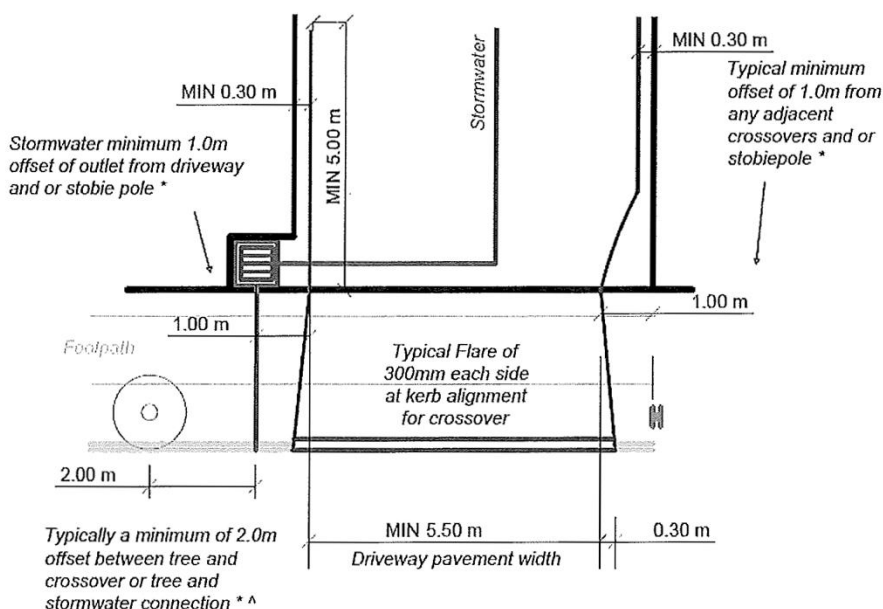


stormwater sumps to be integrated as part of the driveway corridor to enable collection of stormwater runoff from the corridor prior to discharge onto the street. Please refer to the attached sketch for a typical layout of the stormwater sump system.

There is an existing stobie pole which will interfere with the proposed main driveway access. The applicant has stated their willingness to relocate the stobie pole at their expense, with the SA Power Network asset relocation offer attached with the DA application.

Comments above were adopted from previous City Assets referral dated 8 March 2017. The following items are still requiring addressing by the applicant.

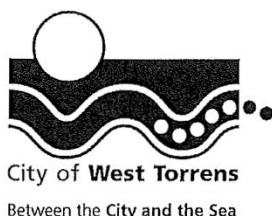
- ii. SAF Consulting Engineers – Drawing Number C1/A 1605227 – Revision A, Jan-17 has not being updated to accommodate the driveway layout as per the sketch below.
- iii. Location of the stormwater sumps at the driveway access appears to be in conflict of the main entrance feature wall. The stormwater sump typical details as shown in the sketch below.
- iv. It is recommended that the notation in regards to the stobie pole is changed to 'stobie pole is to be relocated due to driveway at the expense of the applicant'.



NOTES:

* Distance as measured along alignment of front property boundary

^ Must be deemed to comply by Council's Technical Officer (Amenity)



5.0 Traffic Comments

It has been proposed by the applicant in the letter dated 9 Feb 2017 and also in the proposed development plan, for each dwelling to consist of internal double garage system and four visitor car parking spaces for the proposed site. These arrangements meet the residential parking requirement of two parking spaces per dwelling and also the provision of on-site visitor car parking spaces at a rate of 0.25 spaces per dwelling.

Based on preliminary internal assessment in regards to garage dimensions and setbacks, the dimensions appears to be able to meet the minimum standard dimension requirements. City Assets is in favour of the traffic manoeuvrability especially on the visitor car parking spaces. However, further consideration should be given to the matter of waste management (detailed in Section 5.0 of this assessment) as adjustment may be required for driveway corridor and dwelling layouts to accommodate a private waste collection for the site. It would be recommended for applicant to demonstrate turn path diagram for a standard refuse truck (MRV size) to show that such vehicle would be able to enter and exit the main driveway corridor in a forward direction.

Comments above were adopted from previous City Assets referral dated 8 March 2017. The following items are still requiring addressing by the applicant.

- i. **Demonstrate turn path diagram in 'Autotrack' or 'Autoturn' for a standard refuse truck (MRV size) to show that such vehicle would be able to enter and exit the main driveway corridor in a forward direction. The maximum permission reversing distance from the road into the site is 30.0m. Please refer to Section 6.0 in regards to Council's comments recommending the site be serviced by a private waste contractor.**

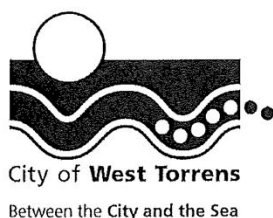
6.0 Waste Management (Update Comments as at 21/08/2017)

6.1 Development Proposal

The proposal has not indicated for the bins to be serviced by Council waste services. As such, for the purpose of this assessment, it has been assumed that the proposal seeks for the waste bins to be serviced by Council kerbside waste services. It is noted for the proposed of this referral that no waste report/calculations has been presented to council other than of the details presented on the proposed landscaping plan.

The applicant has indicated in the proposed 'landscaping plan' (Format Homes, Job No: P401 Issue D, Dated Nov 2016), for the development to have the following bin provisions.

- Twelve general waste bins: 120L individual bin stored in each dwelling.



- Four recycling bins (shared 1 per 3 dwellings): Four 240L shared bin stored at common storage area.
- Four organics/garden waste bins (shared 1 per 3 dwellings): Four 240L shared bin stored at common storage area.
- Total bins proposed to be presented for kerb side collection: **16** bins at a given week.

6.2 Council Assessment

Council policies and development plan requirements

The current Council waste policy only triggers a private waste collection provision if a development either consists of 3 storeys, 20 dwellings or present some degree of practical issues, none of which is triggered by this application. However, Councils development plan has made reference where the number of bins to be collected kerbside is 10 or more at any one time, provision should be made for on-site commercial collection.

Estimation of waste bins based on waste resource generation rates

City Assets has undertaken calculations based on the references from the 'City of Charles Sturt - 'Residential Waste & Recycling for New Development' and the 'SA Better Practice Guide' to ascertain the number of bins required to accommodate the volume waste being generated from the development. It has been estimated that the total number of bins required for the development is 24 bins and 23 bins calculated from 'City of Charles Sturt policy' and 'SA better practice guide' respectively. Regulatory Services department supports the bin provisions based on the 'SA better practice guide' for the whole site of 23 consisting individual waste bins and shared recycling and organics waste bins.

As such, the number of bins proposed by the applicant would not be sufficient to cater for the waste generation as presented by the applicant in their proposal.

Available frontage for bins

Based on the internal discussions between City Assets and Regulatory Services department, it has been determined that the maximum kerb frontage available for bin waste collection at the street is approximately 17.0m. This figure has been established having to provide two on-street parking immediately fronting the site and taking into the account the individual driveway crossovers (Residence 1 and 12 only) , common driveway access to the dwellings to the rear of the



site and also close proximities to exiting infrastructures such as street signs.

As such, the available kerb frontage fronting the site would not be able to accommodate of the bins estimated by council and that of the bins proposed by the applicant.

Summary

As a result of the above, there will be a necessity for the proposed development to be redesigned to accommodate waste collection from within the private property.

It is recommended that a Waste Management Plan be requested for the development to determine the scale, size and frequency of waste servicing in association with the development. This would then enable determination of frequency of waste collection movements, which would then drive the manoeuvrability requirements for these movements and the scale of bin and bin storage necessary to complement these services.

To facilitate the function servicing of waste from the development, it would most likely be necessary to relocate the bin (common service court) to a location more forward on the site. For appropriately scaled waste management services which only require infrequent (weekly) collection of waste, Council would support the reversing of a waste servicing vehicle from the road into the private property.

Demonstrate turn path diagram in 'Autotrack' or 'Autoturn' for a standard refuse truck (MRV size) to show that such vehicle would be able to enter and exit the main driveway corridor in a forward direction. The maximum permission reversing distance from the road into the site is 30.0m.

There could be the potential of having Residence 1 and Residence 12 be serviced by Council traditional three bin system which in turn will reduced the number of private bins being stored within the site. However, the current proposed plan division (FYFE Pty Ltd- Rev 1 Dated 25/05/17) suggest for the 12 dwellings to be of community titled arrangements and would not enable for residences 1 and 12 be serviced by Council system.

It is recommended that a detailed Waste Management Plan is requested in association with this development which consequently would demonstrate the appropriate scale and frequency of waste servicing, enabling subsequent design requirements for site manoeuvrability.



7.0 Stormwater Management

7.1 Stormwater Detention and Retention (Residential Flat Building)

Update Comments as at 21/08/2017.

As the size of allotment(s) being affected by the proposed development totals between 1000 and 4000 square metres, stormwater detention measures will be required to be undertaken to restrict the total discharge from the total development site to a maximum of 20 litres per second for the site critical 20 year ARI storm event.

In calculating the stormwater detention requirements, runoff from any existing structures, driveway corridors and buildings to be maintained must be taken into consideration.

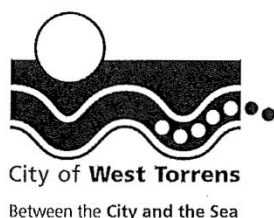
The proposed 'Drainage Plan' (Dwg No.C1/A 1605227, Rev B, Dated 8.5.17) has indicated 100% of the roof area on each dwelling being connected to the retention and detention tanks system. This is consistent with the calculation being presented on the proposed stormwater calculation report undertaken by (SAF Consulting Engineers, Job number: 06055227, Dated 12/01/2017). It is cognisant that having 100% of roof area being connected to the combined retention/detention system is unachievable in practice.

Should no changes is being accounted for then City Assets recommends for the following condition to be included as part of the planning approval and reflected on the proposed SAF Consulting Engineers drainage plan.

"100% of the roof area from each dwelling shall be directed to the combined detention/retention rainwater tank system which is over and above the 1KL Building Code of Australia requirements for a rainwater tank".

The proposed stormwater calculation report undertaken by (SAF Consulting Engineers, Job number: 06055227 Dated 12/01/2017) has calculated based on lower storm intensity and longer design duration. It is required for the calculation to be resubmitted based on higher rainfall intensity (120.4mm/hr) and 5-10 min storm duration.

It is recommended being resubmitted based on the above criteria being provided to Council.



7.2 Stormwater Quality – High Density Residential

Council typically requests that stormwater quality measures within High Density Residential Development to address the removal of stormwater pollutants from the stormwater flow exiting the site.

The following table outlines current recommended practice for the targeted improvement of stormwater quality from new developments of scale, as outlined in the State Government's Water Sensitive Urban Design Policy - 2013. The targets being:

<i>Parameter</i>	<i>Target</i>
Reduction Litter/Gross Pollutant	90%
Reduction in Average Annual Total Suspended Solids (TSS)	80% *1
Reduction in Average Annual Total Phosphorous (TP)	60% *1
Reduction in Average Annual Total Nitrogen (TN)	45% *1

*1 - Reduction as compared to an equivalent catchment with no water quality management controls.

Numerous Proprietor devices are now available on the market which would typically satisfy the above requirements for developments of this scale and nature.

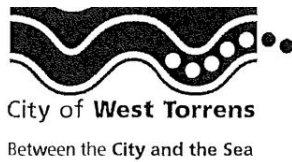
Examples being;

- Humes - JellyFish
- Rocla - envissSentinel
- SPEL - SPELfilter
- Stormwater360 - StormFilter

Although these measures are often addressed through the installation of proprietary devices, Council encourages the use of Water Sensitive Urban Design measures to improve the quality of site discharge flows which may also provide other added benefits to the development, such as permeable pavers or raingardens.

Comments above were adopted from previous City Assets referral dated 8 March 2017. The following items are still requiring addressing by the applicant.

- i. The proposed RSF100 filter basket system would not be able to fulfil the water quality target of the site as denoted in table of Section 7.2 above. It is recommended appropriate device with the relevant water quality modelling and report be included as part of the resubmission to Council.



Should you require further information, please contact Jane Teng on the following direct extension number 8416 6.

Regards

Jane Teng
Civil Engineer

From: Jane Teng
Sent: Tuesday, 1 May 2018 1:56 PM
To: Claudio Barone
Subject: City Assets refuse truck response: 211/40/2017 3-5 Hayward Avenue, Torrensville

i Claude,

Further to our discussions this afternoon prior to the meeting with Gregg Jenkins of Heynen Planning Consultants at 2.00pm this afternoon, should we agree that the waste/refuse for Dwellings 2-11 to be collected within the site via private waste contractors with the dedicated bin storage area located between Dwelling 11 and 10, conditions for your use as per below. I note that the bin storage area will result in the deletion of the visitor parking space area between Dwelling 10-11.

is recommended that in association with any approval of this development a condition similar to the following should be included;

Proposed Dwellings 2 to 11 inclusive will require to be serviced by a private waste collection contractor, and not have access to the standard Council Waste Collection Service.

Dwelling 1 and 12 will have access to the standard Council Waste Collection services.

All waste storage and collection activities must be undertaken within the subject site and not on or from the public road or verge areas. The maximum sized service vehicle permitted to be utilised in association with waste servicing is a MRV scale vehicle.

The greater site must be maintained in a condition where it enable private waste service vehicles to enter and exit the site in a forward direction. Private waste trucks is permitted to reverse from the road onto the private roadway.

Should you have any enquires, please contact me.

Regards,

Jane Teng
Civil Engineer
 City of West Torrens
 65 Sir Donald Bradman Drive
 Merton SA 5033



31 January 2017

Our Ref: H0054531

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/C225/16 AT TORRENSVILLE

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

rita demusso

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries rita demusso
Telephone 7424 1119

6.2 7 Crossley Street, PLYMPTON

Application No 211/1142/2017 & 211/925/2017

Appearing before the Panel will be:

Representors: **Cynthia and David Hynes** of 43 Glenburnie Terrace, Plympton wishes to appear in support of the representation.

Applicant: **Mathew Falconer**, on behalf of the applicant, wishes to appear to respond to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and common property	Construction of a two storey residential flat building comprising four (4) dwellings, each with front porticos, verandahs and single garages under main roof and combined retaining wall perimeter fence up to a maximum height of 2.2 metres
APPLICANT	Ms Shuxia Zhou	365 Studio Pty Ltd
APPLICATION NO	211/1142/2017	211/925/2017
LODGEMENT DATE	4 September 2017	2 August 2017
ZONE	Residential Zone	
POLICY AREA	Medium Density Policy Area 18	
APPLICATION TYPE	Merit	Merit
PUBLIC NOTIFICATION	Category 1	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> City Assets Amenity Officer External <ul style="list-style-type: none"> SCAP SA Water 	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> Nil
DEVELOPMENT PLAN VERSION	30 May 2017	
RECOMMENDATION	Support with conditions	

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reasons:

All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.

With regard to residential development and land division applications, where all proposed allotments or sites fail to meet, nor are within 5% of the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

SITE AND LOCALITY

The subject site is regular in shape and located on the eastern side of Crossley Street. It is formally known as allotment 231 in Filed Plan 21483, in the area named Plympton, Hundred of Adelaide, more commonly known as 7 Crossley Street, Plympton.

With a primary frontage of 16.96 metres (m) and a depth of 45.8m, the overall site area is 776.9 square metres (m²). The site currently contains a single storey detached dwelling, carport, veranda and domestic outbuilding. All of these structures will need to be removed in order to facilitate the proposed development.

The allotment has a single width crossover located at the south western corner of the allotment which will be altered to suit the proposed development.

The site has been landscaped with designated garden beds and mature trees. These will also need to be removed to facilitate the proposal. The site does not contain any Regulated or Significant Trees.

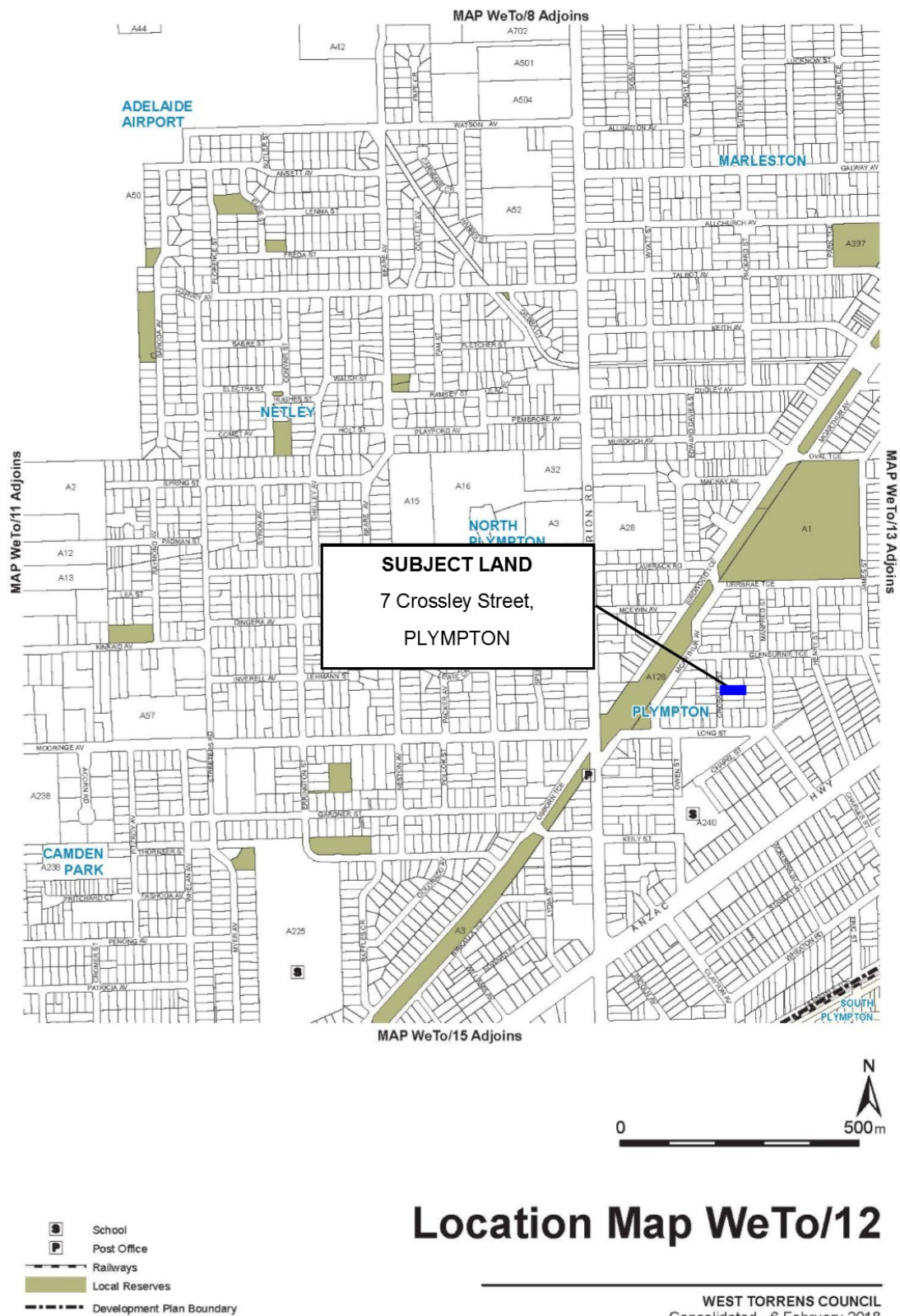
The locality is residential in nature comprised of a mixture of dwelling types, including single storey detached dwellings, group dwellings, semi-detached dwellings and residential flat buildings. Such a variety of housing is common within areas that have been rezoned in order to facilitate a higher density of residential development.

The closest open space, the Westside Bikeway, is located north west of the subject site. The Westside Bikeway is a linear park that is orientated in a north east to south west direction and connects a number of sports fields and recreational areas along its length.

The site and locality are not impacted by development constraints such as flooding or aircraft noise.

The subject site and locality are shown on the following aerial image and locality plan.





PROPOSAL

The proposals are best described as follows:

211/1142/2017

The land division application seeks to divide a single allotment into four residential allotments and associated common property. The residential allotments will have areas of 156m², 123m², 123m² and 155m² respectively. This equates to an average site area of 139.3m². The common property will have an area of 220m² and will provide driveway access to each site.

211/925/2017

The built form application seeks to construct a two storey residential flat building containing four dwellings.

Each of the dwellings within the residential flat building will have the following:

- Three bedrooms;
- Open plan kitchen, living and dining area;
- Laundry;
- Two bathrooms;
- Single garage; and
- Alfresco area.

Dwelling 1 also has a rumpus room on the upper level.

The residential flat building is a conventional contemporary design. The roofs will be clad with Colorbond metal sheeting at a 25° pitch while the walls will be finished with rendered Hebel. Some highlight features will be added to the dwelling facades such as Matrix Cladding and an interlocking panel by Revolution Panel.

Each dwelling has provision for a single visitor car park to be located in front of the single garage. There will be a landscaped strip along the southern boundary and a portion of the eastern boundary. Garden beds have been shown in front of dwellings 1, 2 and 3. The rear yards of dwellings 1, 2 & 3 will also incorporate a grassed area.

A copy of the plans is contained within **Attachment 1**.

PUBLIC NOTIFICATION

The built form application is a Category 2 form of development pursuant to Schedule 9 of the Development Regulations.

Properties notified:	23 properties were notified during the public notification process.
Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none"> • Cynthia and David Hynes
Summary of Representations:	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Children's safety; • Impact on privacy; • Erosion of the community and neighbourhood; • Insufficient rear setback; • Lack of infrastructure available; • Lack of parking; • Two storey development; • Not enough room for bins to be collected; • Height of boundary fencing is insufficient; • Detrimental impact of retaining walls.
Applicant's response	<ul style="list-style-type: none"> • The Development Plan does not provide requirements for the safety as it is dealt with under different legislation; • Development incorporates obscured glazing on the upper floor windows to a height of 1.7m; • There is no basis to the comments that the proposed development will erode the community. • There is sufficient room on the street, in front of the site, to accommodate a further two cars; • On site parking meets Development Plan requirements; • Two storey development is allowed and encouraged within this Policy Area; • There is sufficient room for 8 bins to be located in front of the subject site; • The proposed fence will be 1.8m high on top of a 400mm retaining wall; the total height will be 2.2m; • Council has reviewed the civil plan and has supported its design;

A copy of the representation and the applicant's response is contained in **Attachment 2**.

REFERRALS

Internal

City Assets

Concerns were raised regarding the following matters;

- Vehicle manoeuvrability;
- Verge interaction;
- Stormwater detention; and
- Finished floor levels.

All of these concerns were resolved by way of amended plans and additional supporting documentation.

Dwelling 4 was reduced in size in order for the vehicle movements to comply with the Australian Standard. The applicant provided a traffic engineer report that demonstrates that all of the required movements are able to be accommodated.

Amenity Officer

- The amenity officer has considered the age, health and usefulness of the street tree and has determined that it can be removed subject to a fee being paid. This fee has been added as a note to the staff recommendation.

A copy of the relevant reports is contained in **Attachment 3**.

External

SCAP

SCAP did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

SA Water

SA Water did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

A copy of the relevant reports is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Medium Density Policy Area 18 as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objective	1
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8 & 10
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15 & 16
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2 & 3
Infrastructure	Objective	3
	Principles of Development Control	1, 3, 5, 6, 8, 9, & 16
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 4, 6, 7, 8 & 12
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5 & 6

<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5, 6 & 7
<i>Residential Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30 & 31
<i>Transportation and Access</i>	<i>Objective</i>	2
	<i>Principles of Development Control</i>	1, 8, 10, 11, 12, 16, 17, 18, 19, 20, 23, 24, 25, 30, 32, 33, 34, 35, 40, 41, 44, & 45
<i>Waste</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6 & 7

<i>Zone: Residential Zone</i>	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
<i>Objectives</i>	1, 2, 3 & 4
<i>Principles of Development Control</i>	1, 5, 6, 7, 8, 10, 11, 12, 13 & 14

Policy Area: Medium Density Policy Area 18	
<p>Desired Character Statement:</p> <p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.</i></p> <p><i>Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objective	1
Principles of Development Control	1, 1, 4, 5, 6 & 8

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Medium Density Policy Area 18</i> <i>PDC 8</i>	250m ² (minimum)	156m ² (Lot 1) 123m ² (Lots 2 & 3) 155m ² (Lot 4) Does Not Satisfy
ALLOTMENT FRONTAGE <i>Medium Density Policy Area 18</i> <i>PDC 8</i>	9m (minimum)	5.3m (Lot 1) 0m (Lots 2 - 4) Does Not Satisfy
SITE AREA <i>Medium Density Policy Area 18</i> <i>PDC 6</i>	150m ² (minimum average site area for residential flat building)	156m ² (Lot 1) 123m ² (Lots 2 & 3) 155m ² (Lot 4) 139.3m ² (average) Does Not Satisfy

SITE FRONTAGE <i>Medium Density Policy Area 18</i> PDC 6	15m (minimum for complete building)	16.96m Satisfies
SITE COVERAGE <i>Medium Density Policy Area 18</i> PDC 5	70% (maximum)	52% (dwelling 1) 66% (dwellings 2 & 3) 52% (dwelling 4) 46% (total of the subject site) Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 18</i> PDC 5	3m (minimum)	2.8m Does Not Satisfy
REAR SETBACK (complete building) <i>Medium Density Policy Area 18</i> PDC 5	4m (minimum)	4m Satisfies
REAR SETBACK (dwellings) <i>Medium Density Policy Area 18</i> PDC 5	4m (minimum)	Garages on boundary Balance of dwellings 2.5m (dwelling 1) 3m (dwellings 2 & 3) 2m (dwelling 4) Does Not Satisfy
SIDE SETBACKS <i>Residential Zone</i> PDCs 11 & 13	1m (minimum where vertical side wall is 3m or less) or 0m (for maximum of 8m) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground floor</u> 0m for 3.8m (dwelling 1) 1m (dwelling 4) <u>Upper level</u> 2.5m (dwelling 1) 4m (dwelling 4) Satisfies
BUILDING HEIGHT <i>Medium Density Policy Area 18</i> PDC 5	3 storeys or 12.5m (maximum)	2 storeys Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	100m ² (minimum)	126.2m ² (dwelling 1) 119.4m ² (dwellings 2 & 3) 108.9m ² (dwelling 4) Satisfies

PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	<u>Lots <300m²</u> 24m ² (minimum) 3m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	<u>Dwelling 1</u> 41m ² (total) 3m (dimension) 41m ² (accessed from habitable room) <u>Dwellings 2 & 3</u> 26m ² (total) 3m (dimension) 26m ² (accessed from habitable room) <u>Dwelling 4</u> 25m ² (total) 4m (dimension) 25m ² (accessed from habitable room) Satisfies
STORAGE <i>Residential Development</i> PDC 31	8m ³ (minimum)	12m ³ (all dwellings) Satisfies
LANDSCAPING Landscaping Fences and Walls PDC 4	10% (minimum)	11.2% Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	8 car parking spaces + 1 visitor space	2 per dwelling (1 covered) 1 visitor space Satisfies

ASSESSMENT

In assessing the merits or otherwise of the applications, the proposed development has been assessed under the following sub headings:

Site Area and Frontage

The land division proposes to create four community lots and common property for the purposes of accommodating a residential flat building accessed via a common driveway. PDC 8 of Medium Density Policy Area 18 seeks allotments with a minimum size of 250m² and a minimum frontage width of 9m. This has not been achieved.

In considering this shortfall, it is prudent to assess the land division in association with the accompanying built form application. PDC 6 of the Policy Area prescribes a minimum average site area of 150m² for residential flat buildings and a minimum frontage width of 15m for the whole building. The built form application shows an average site area (not including the common property) of 139m² and a frontage width of 16.9m.

While neither the land division nor land use applications satisfy the quantitative requirements, it has nonetheless been demonstrated that the proposed site areas are adequate to accommodate the form of dwellings envisaged within the policy area. It should be noted that the administration advised the applicant that the deficiencies in allotment/site areas, allotment frontage and rear setback (see below) may require some reconsideration of the number of dwellings proposed. However, the applicant has chosen to retain the current proposal.

Front and Rear Setbacks

PDC 5 of Medium Density Policy Area 18 calls for a minimum front setback of 3m and a minimum rear setback of 4m. The proposed development has a portico that is setback 2.8m from the front boundary. Whilst this does not meet the minimum 3m setback, this deficiency is considered minor and not fatal to the application as the portico is open sided and only 2m wide. The remainder of the dwelling is setback 3m from the front boundary.

Each of the dwellings include garages built to the rear boundaries. The remainder of the dwellings are setback between 2.5m and 3m. This setback deficiency is not considered fatal to the application as they will be built to the northern boundary, thereby avoiding any overshadowing of neighbouring properties. The visual impact of this boundary development will also be mitigated to a certain extent by their orientation perpendicular to the subject site and the garages being limited in length and height and of an appropriate finish.

The rear setback of the entire building (as opposed to individual dwellings) satisfies PDC 5.

Side Setbacks

PDC 11 of the Residential Zone states that with the exception of party walls, dwellings should have a ground floor side setback of 1m and a 2m setback from a vertical wall of between 3-6 metres in height.

Dwelling 1 has a garage built to the side boundary with the remainder setback 2.5m from the side boundary. PDC 16 of the Residential Development module states where walls are built on the boundary, they should have a maximum length of 8m. As the proposed garage will be built on the boundary for a length of 3.2m, it is not considered to have a significant impact on the neighbouring property and is therefore considered acceptable.

The alfresco portion of dwelling 4 will be setback 1m from the side boundary.

Design and Appearance

Whilst not evident from the elevations, the proposed residential flat building exhibits a number of positive attributes such as moderate articulation (on the northern and southern facades), fenestration and minimal blank walls.

The hipped roof design adds visual interest to the building while creating a visual distinction between each of the dwellings. A variety of window sizes and shapes also aids in enhancing the appearance of the proposal.

Dwelling 1 addresses the street by orientating the front door and several windows towards it. The front fence is positioned so as to provide private open space without obscuring the ground floor entry. This is a positive design element in that it allows for casual surveillance over the public realm.

Overshadowing

PDC 10 of the Residential Development module states that dwellings should ensure that direct winter sunlight is available to adjoining dwellings. PDC 11 expands this provision by seeking a minimum of 3 hours of sunlight during the winter solstice being available to habitable room windows of adjoining dwellings.

Due to the east-west orientation of allotments in the immediate locality, a degree of overshadowing to the neighbouring allotment to the south is to be expected. However, in this case the proposed building has been sited towards the northern boundary with the common driveway along the southern boundary providing for a large setback (of between 4.2m - 11m) between the proposed building and the neighbouring dwelling. In this way, the siting of the proposed building effectively minimises any overshadowing of the adjacent property. It should be noted that the southern boundary is also a side boundary which means it would be possible to construct two storey detached or group dwellings on the site which would be required to be setback only 2m from this boundary. The overshadowing impact from such a development would be significantly greater than the residential flat building proposed.

The orientation of the residential flat building allows for the private open space of each dwelling to face north which, in conjunction with the recessed alfresco area of each dwelling, provides for adequate sunlight in winter and shade in summer. This is consistent with the desired private open space attributes described in PDC 18 of the Residential Development module.

Overlooking

Overlooking is not considered to be contentious as the upper level windows of the proposed building on the north, east and west façades will be fixed obscured glazing to 1.7m in height. This will also be reinforced by way of condition to ensure ongoing compliance.

Vehicular Access

The development proposes a single garage for each dwelling with an uncovered car parking space stacked in front of it. There is also a visitor car park at the eastern end of the allotment. This satisfies the relevant car parking provisions specified in Table WeTo/2 of the Development Plan.

Council's traffic engineers held concerns that the design of the dwellings would restrict the manoeuvrability of vehicles on site. The applicant provided a turn path assessment from CIRQA that demonstrates that appropriate manoeuvres can be undertaken (refer **Attachment 1**). This has satisfied Council's engineers.

Storage

PDC 31 of the Residential Development module calls for a minimum of 8m³ of storage to be provided for each dwelling. All of the proposed dwellings meet this requirement by having storage spaces underneath the stairway, within the garage and within a linen press on the first floor.

Landscaping, Fencing and Retaining Walls

PDC 4 of the Landscaping Fences and Walls module calls for a minimum of 10% of the site to be landscaped. The proposed development includes 11.2% of the site area as landscaping in the rear yards of each dwelling, the front yard of dwelling 1 and the landscaping strip along the common driveway.

The landscaping will be comprised of the following species:

Species	Mature height
Dianella Prunina Utopia	50-100mm
Lomandra	50-100mm
Myoporum Fine Leaf White	50-100mm
Thymus Longicaulis	50-100mm
Dietes Iridiodes	0.5-0.7m
Orange Jessamine	1-2.5m
Morus Nigra	3m
Prunus Cerasifera	5m

The landscaping proposed is considered to fulfil the relevant landscaping provisions of the Development Plan.

Three retaining walls have been shown on the civil plan. The longest of these walls will be along the southern boundary and will have a maximum height of 200mm. The other two retaining walls are located on the northern boundary, and are shorter with a maximum height of 400mm. Together with the proposed fencing at 1.8m in height, the total height of the wall and fence will be 2.2m which is considered acceptable given that these walls/fences adjoin the rear yards/garages of the adjacent properties.

Waste management

Each of the proposed dwellings will have the normal bin allocation, with a maximum of 8 bins placed on the verge for collection at any one time. There is sufficient room on the verge in front of the subject site to accommodate these bins as demonstrated on the site plan. This has been reviewed and supported by Council's City Assets department.

When not being collected, there is sufficient room in the garages or within the rear yards of each of the dwellings for the bins to be stored.

SUMMARY

The proposal is an envisaged form of development within the Zone and Policy Area. Although there are some deficiencies in terms of frontage widths, rear setbacks and site areas they are not considered significant enough to warrant a refusal of the applications. It has been suitably demonstrated that the sites can be functionally developed with minimal impacts beyond the site boundaries.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Land Division Consent and Development Plan Consent.

RECOMMENDATION 1

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/1142/2017 by Ms Shuxia Zhuo to undertake land division - Community Title; SCAP No. 211/C152/17; Creating three additional allotments and common property at 7 Crossley Street, Plympton (CT 5454/423) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the plans prepared by Alexander Symonds surveying consultants relating to Development Application No. 211/1142/2017 (SCAP 211/C152/17).

Land Division Consent Conditions

Council Requirements

Nil

SCAP Requirements

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to assess this application, the developer must advise SA Water of the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SA Water Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or nonstandard.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

3. Payment of \$20,490 into the Planning and Development Fund (3 allotments @ \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001, or in person at Level 5, 50 Flinders Street, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

RECOMMENDATION 2

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/925/2017 by 365 Studio Pty Ltd to undertake the construction of a two storey residential flat building comprising four dwellings, each with front porticos, verandahs and single garages under main roof at 7 Crossley Street, Plympton (CT 5454/423) subject to the following conditions of consent:

Development Plan Consent Conditions

1. The development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. All driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) and properly drained, and shall be maintained in a reasonable condition at all times.
3. All landscaping shall be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
4. The upper level windows of the dwellings facing north, east and west shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times.

Note:

The tree in question has been assessed and considered acceptable to be removed by Council's Arborist. Based on the Council's standard schedule of fees and charges, the fee for the removal of this tree is \$678.00.

Prior to any development approval for this application it is requested that the following confirmation is received by the applicant;

I as the applicant for development application number 211/925/2017 acknowledge that this application will result in the necessity for the removal of one street tree.

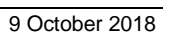
Prior to the commencement of any physical works it is acknowledged that a fee of \$678.00 shall be required to be paid to Council in association with the tree removal.

I acknowledge that the street tree shall only be removed by a Council staff member or contractor who is acting on behalf of City of West Torrens Council.

Signature.....











Attachments

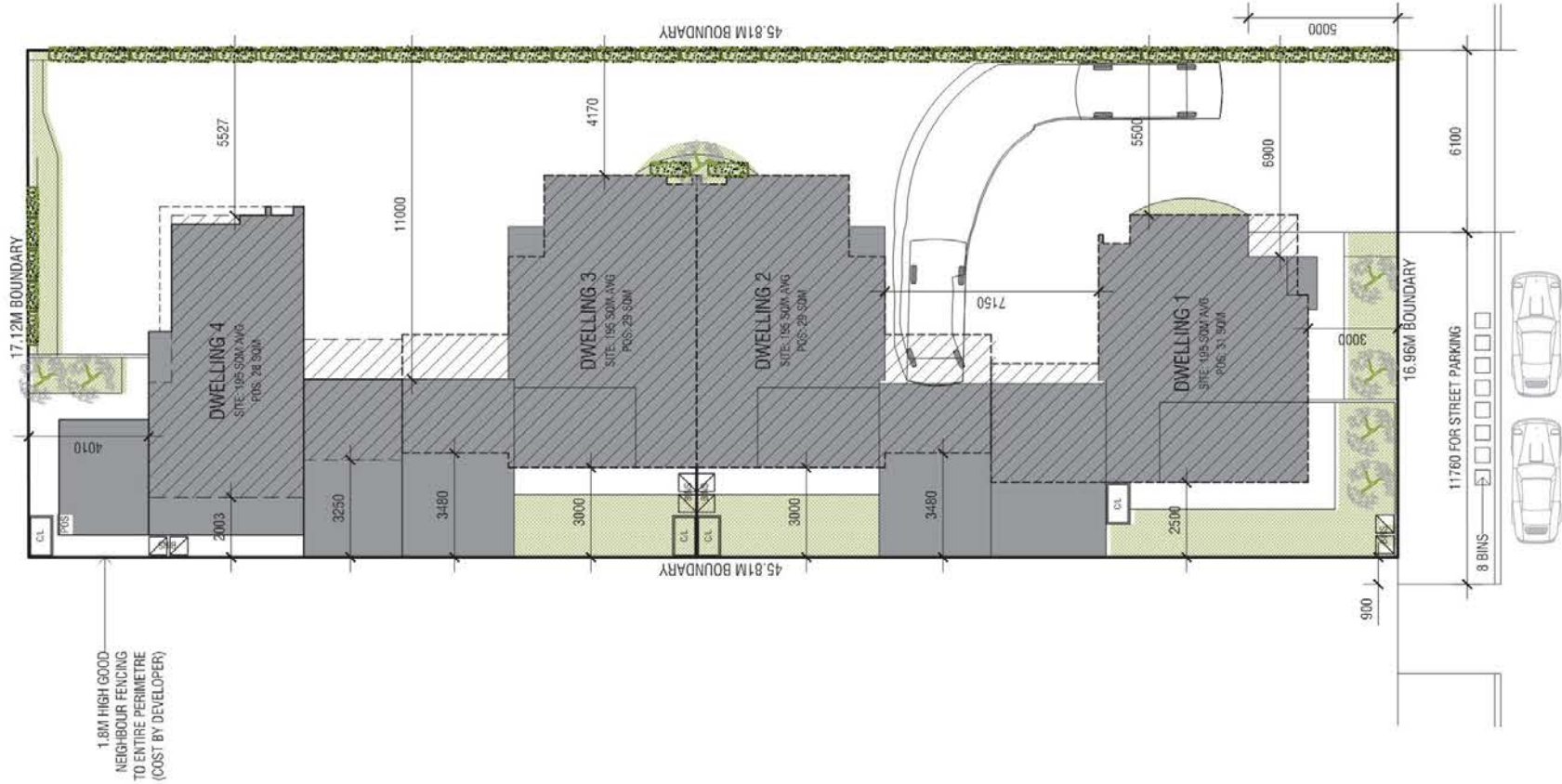
1. **Plan of division and built form plans**
2. **Representations and response to Representations**
3. **Internal referrals**
4. **SCAP and SA Water referrals**



NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

LANDSCAPING LEGEND: ALL LANDSCAPE BY OWNER

GROUND COVERS	HEIGHT/SPACING (m)	PLANTS	HEIGHT (m)	SPACING (m)
				
	SIZE VARIES BETWEEN 50-100mm HIGH WITH A SPACING OF 1-2 METRES		DIETES PRUNICES	0.5-0.7
			ORANGE JESSAMINE	0.8-1.2
		TREES		
			PRUNUS CERASIFERA	5.0
			ADONIS NIGRA	4.0



CROSSLEY STREET

DWELLING 1 AREA	SQM
LOWER LIVING	44.60
UPPER LIVING	81.60
GARAGE	22.00
PORCH	1.40
BALCONY	-
ALFRESCO	12.80
TOTAL	162.40
DWELLING 2-3 AREA	SQM
LOWER LIVING	46.60
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10
DWELLING 4 AREA	SQM
LOWER LIVING	50.90
UPPER LIVING	58.00
GARAGE	17.00
PORCH	1.00
BALCONY	11.50
ALFRESCO	-
TOTAL	138.40

ThreesixFive
DESIGN STUDIO

64 HALIFAX ST
ADELAIDE SA 5000 AUSTRALIA
T + 618 8231 5548
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:
ZHOU SHUXIA

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
7 CROSSLEY STREET,
PLYMPTON, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUES ARE TO BE NOTIFIED TO 365 STUDIO PVT LTD PRIOR TO TENDERING OR CONSTRUCTION. DO NOT SCALE FROM THIS DRAWING.

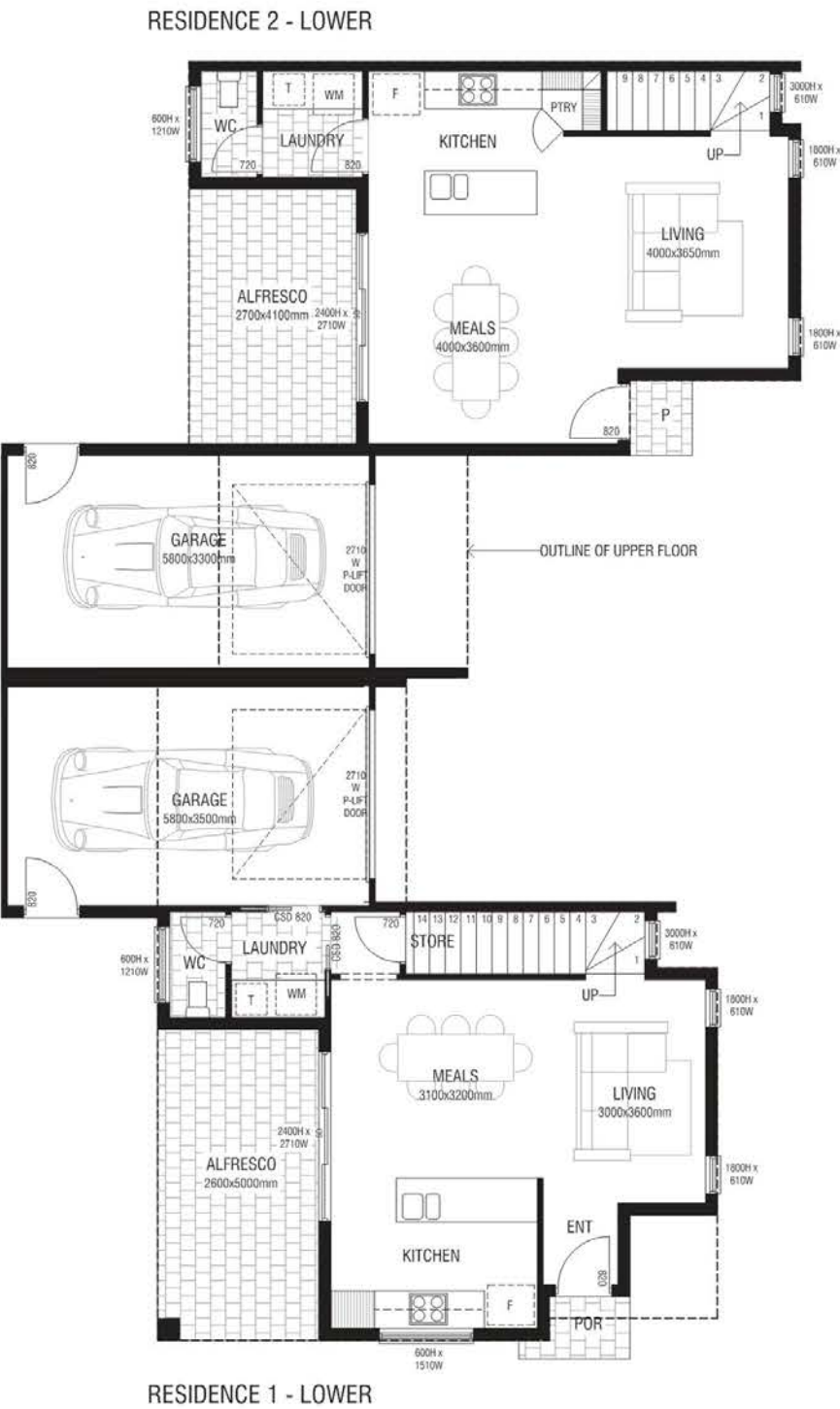
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ISSUE:	JOB NUMBER:	
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PROPOSED SITE PLAN SCALE 1:200

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DWELLING 1 AREA	SQM
LOWER LIVING	44.60
UPPER LIVING	81.60
GARAGE	22.00
PORCH	1.40
BALCONY	-
ALFRESCO	12.80
TOTAL	162.40
DWELLING 2-3 AREA	SQM
LOWER LIVING	46.60
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10

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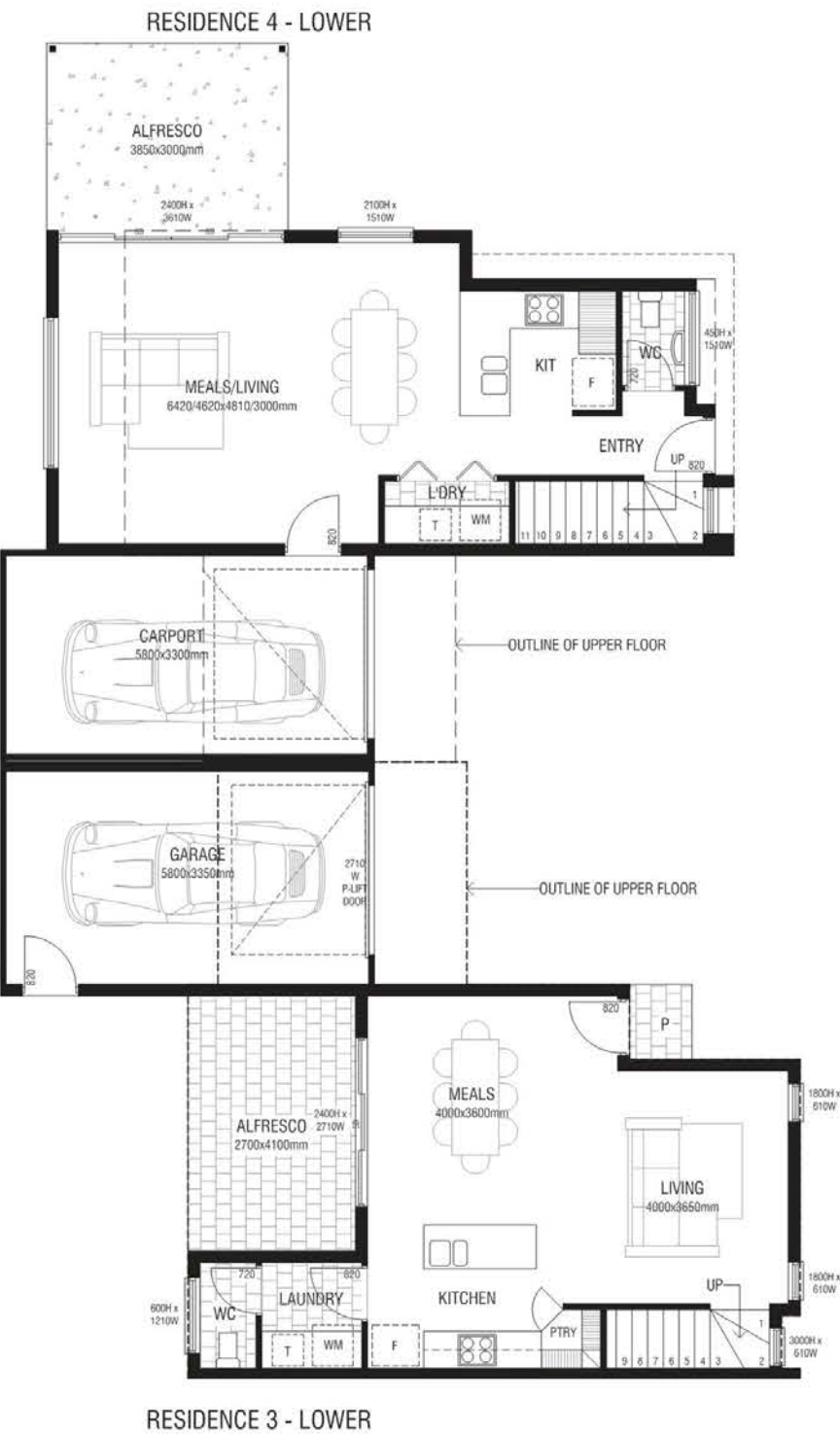
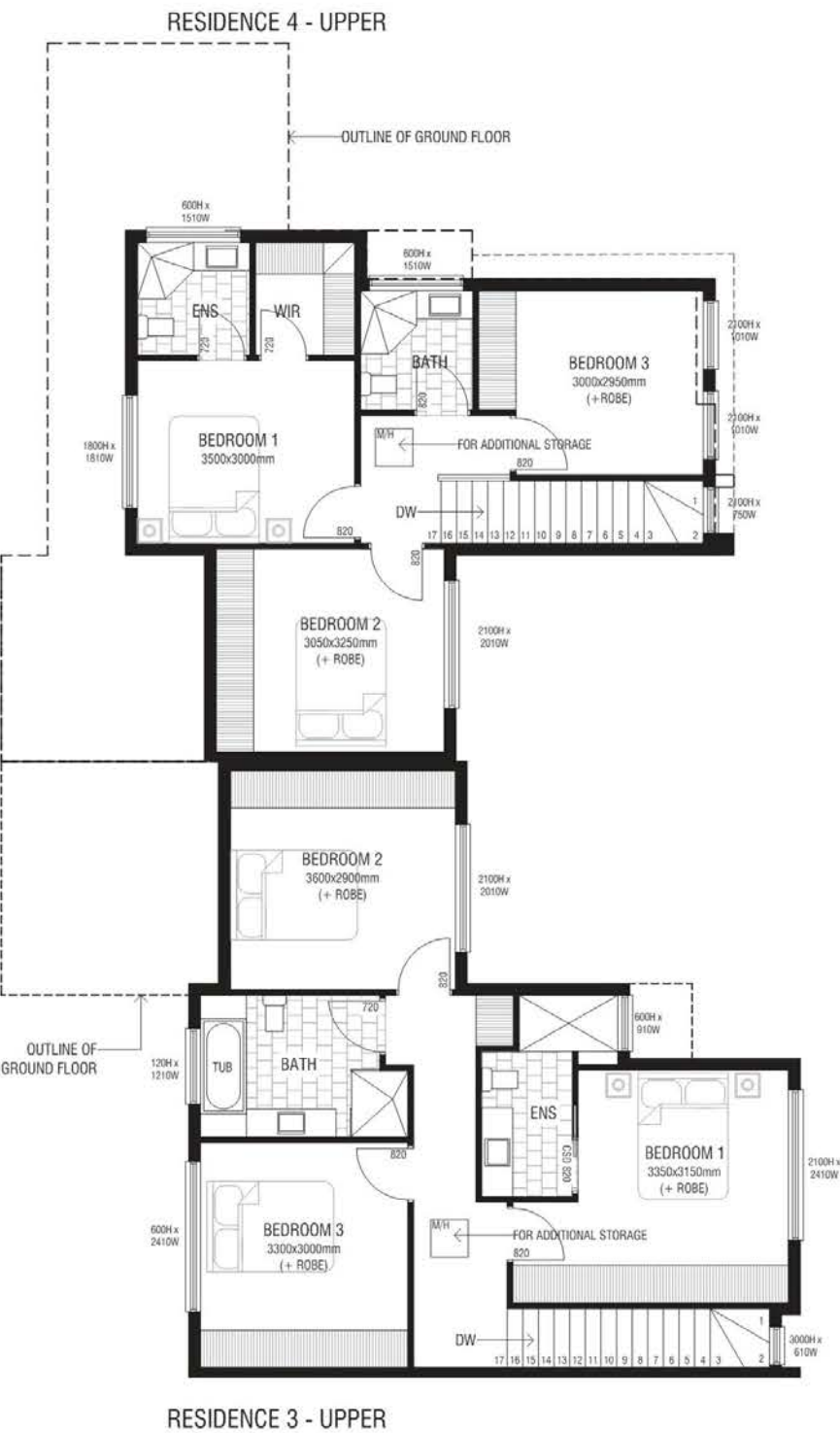
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ISSUE: E.	JOB NUMBER: 007-06-17/WD02
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PROPOSED FLOOR PLAN SCALE 1:100

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DWELLING 2-3 AREA	SQM
LOWER LIVING	46.60
UPPER LIVING	72.80
GARAGE	22.50
PORCH	1.20
BALCONY	-
ALFRESCO	11.00
TOTAL	154.10
DWELLING 4 AREA	SQM
LOWER LIVING	50.90
UPPER LIVING	58.00
GARAGE	17.00
PORCH	1.00
BALCONY	11.50
ALFRESCO	-
TOTAL	138.40
ISSUE	AMENDMENT
DATE	DATE

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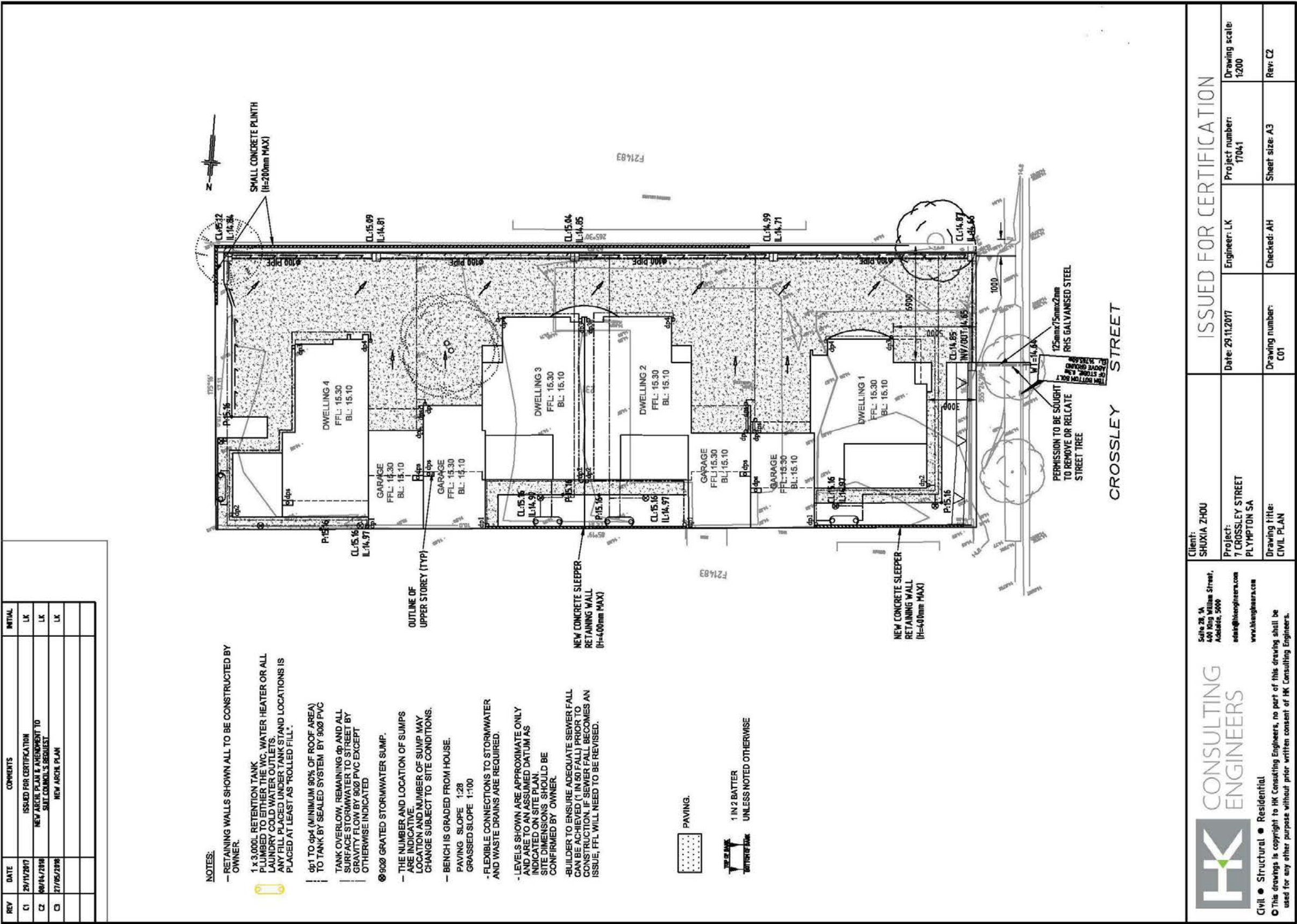
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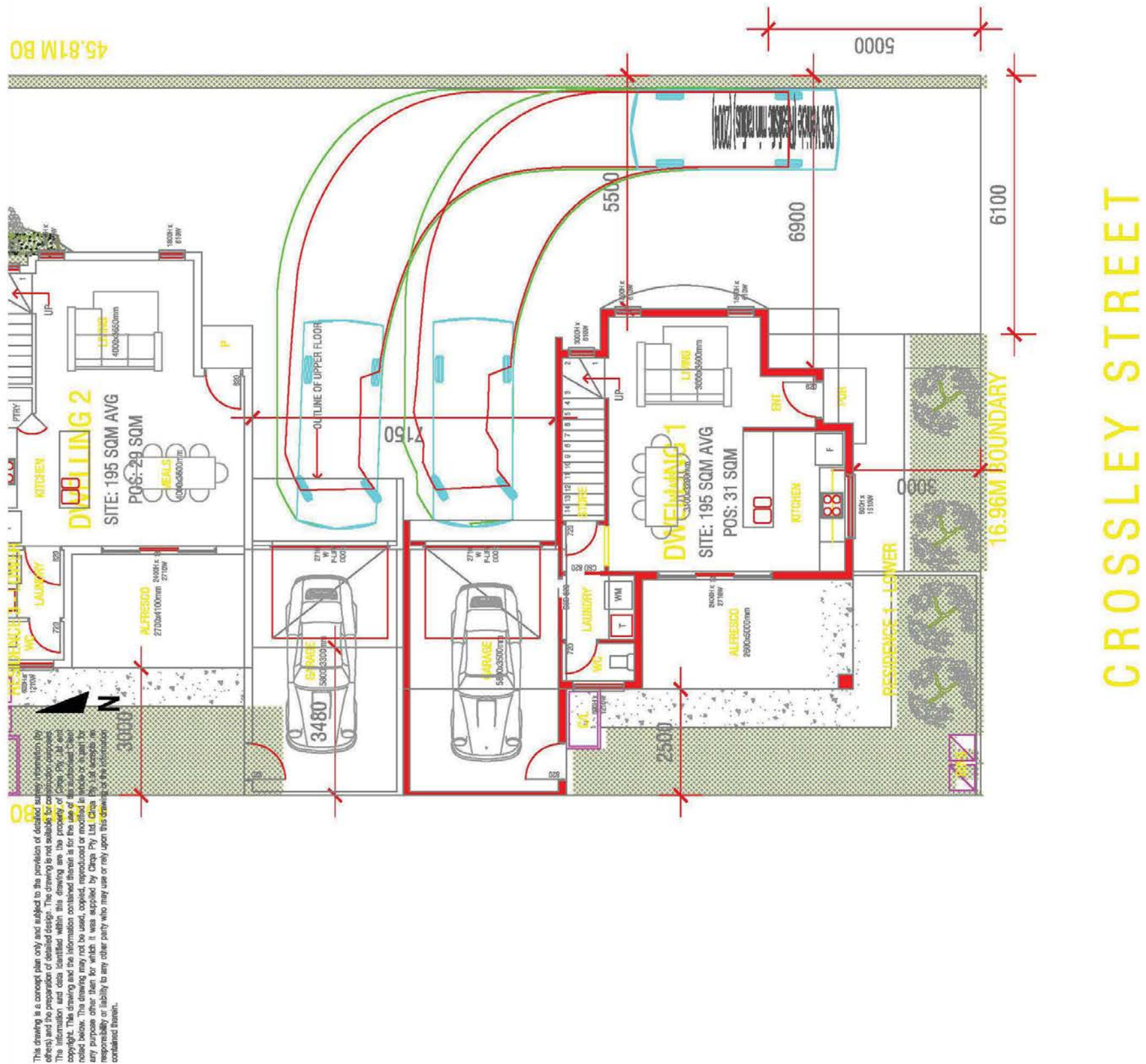
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E.	007-06-17/WD03

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PROPOSED FLOOR PLAN SCALE 1:100





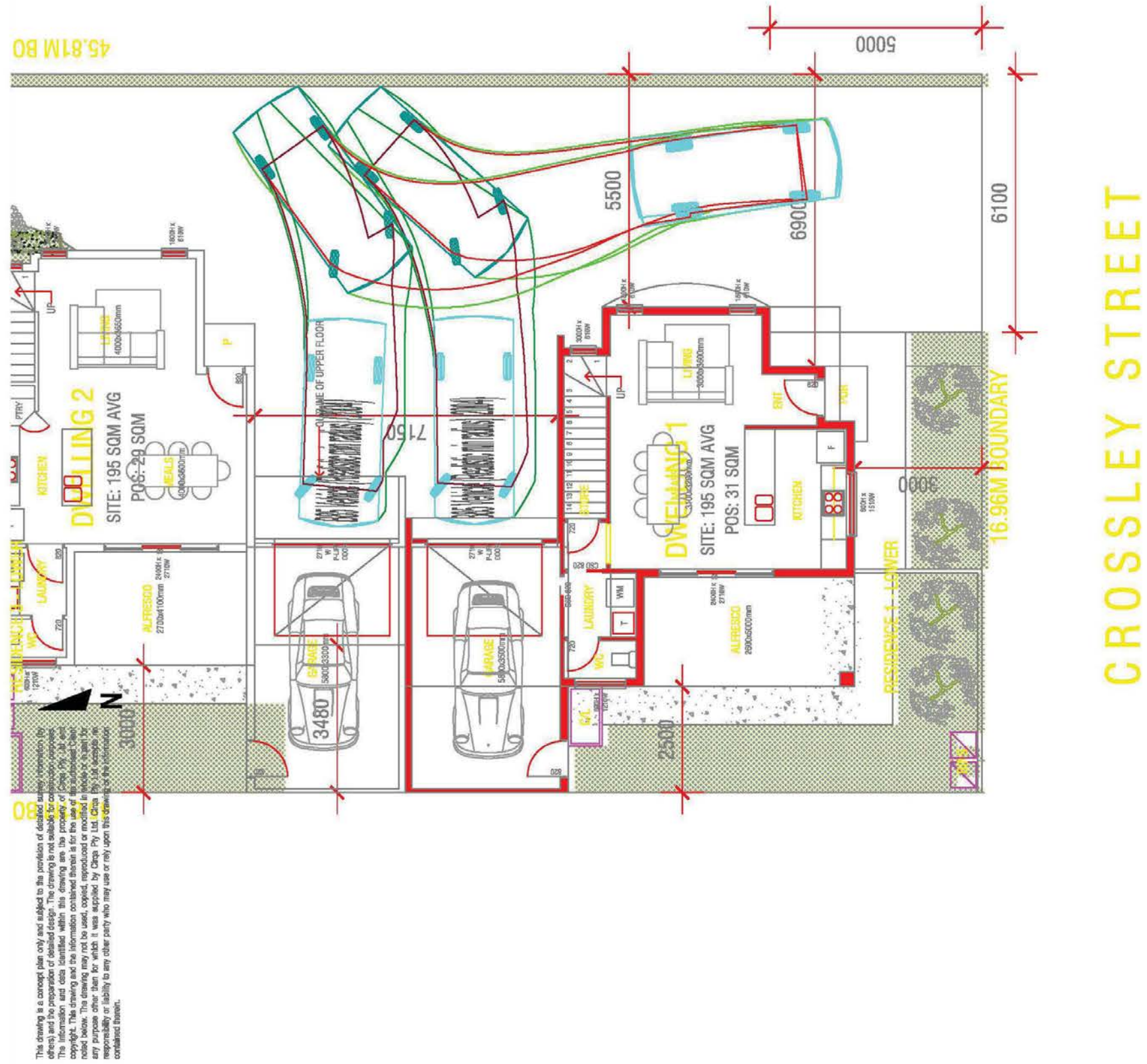


7 CROSSLEY STREET, PLYMPTON

TURN PATH ASSESSMENT - DWELLINGS 1 & 2 - INGRESS MOVEMENTS

PROJECT NO: 18130 SCALE 1:100 (A3)
DRAWING: 01A_SH01 DATE: 08/05/2018
REVISION: - DRAWN: TAW



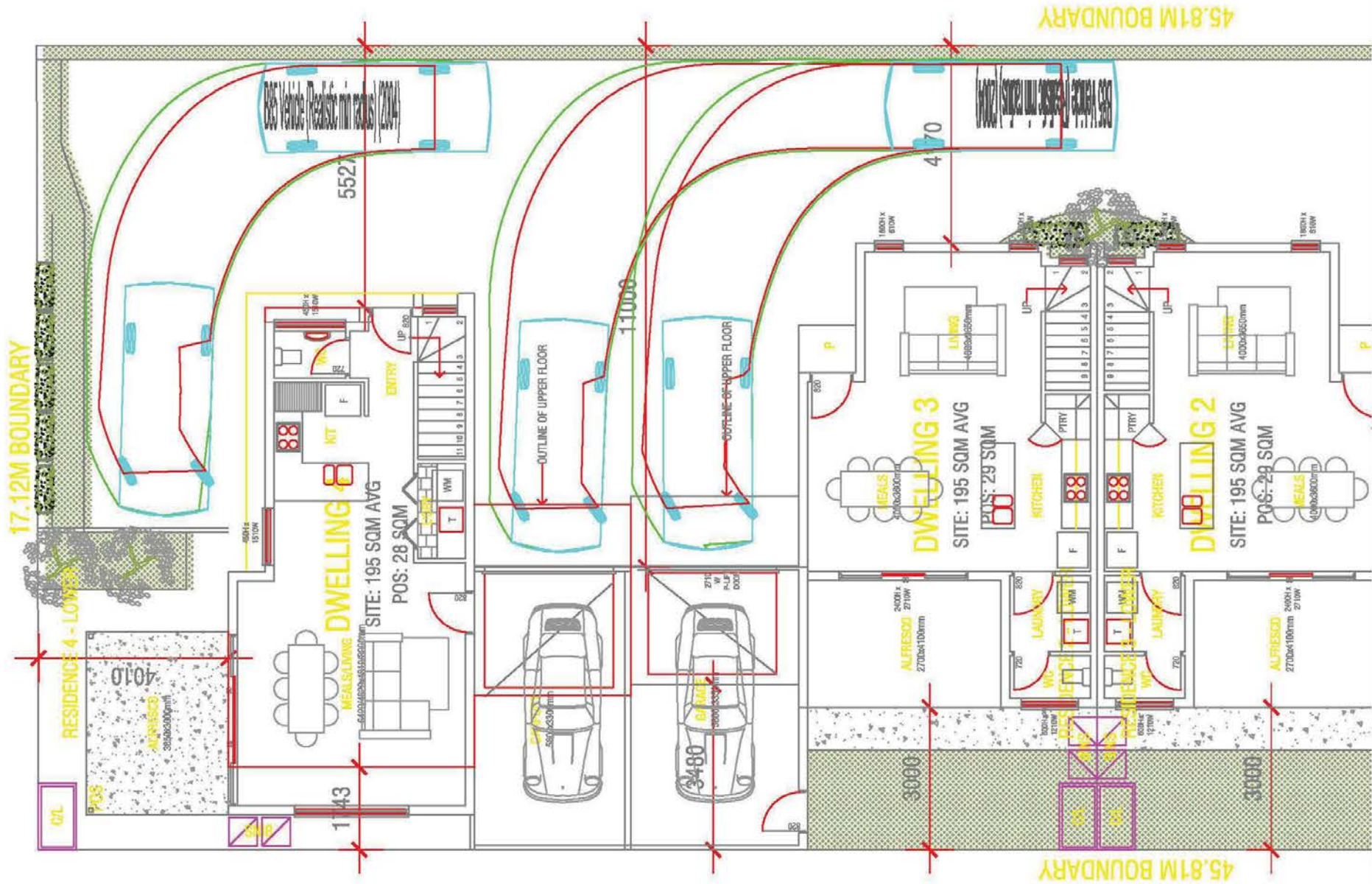


7 CROSSLEY STREET, PLYMPTON

TURN PATH ASSESSMENT - DWELLINGS 1 & 2 - EGRESS MOVEMENTS

PROJECT NO: 18130 SCALE 1:100 (A3)
DRAWING: 01A_SH02 DATE: 08/05/2018
REVISION: - DRAWN: TAW

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7 CROSSLEY STREET, PLYMPTON

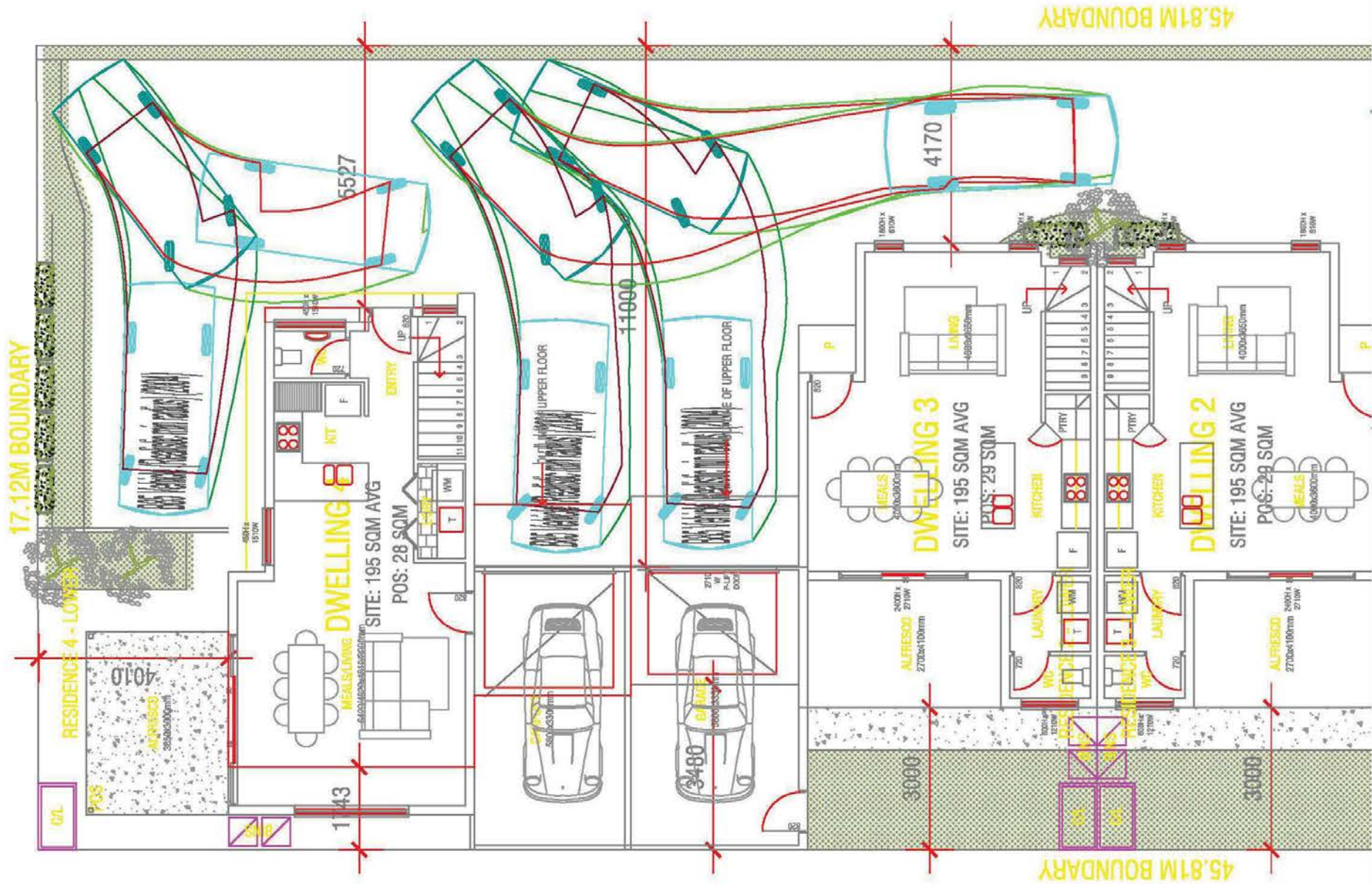
TURN PATH ASSESSMENT - DWELLINGS 3, 4 & VISITOR SPACE - INGRESS MOVEMENTS

PROJECT NO: 18130 SCALE 1:100 (A3)

DRAWING: 01A_SH03 DATE: 08/05/2018

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7 CROSSLEY STREET, PLYMPTON

TURN PATH ASSESSMENT - DWELLINGS 3, 4 & VISITOR SPACE - EGRESS MOVEMENTS

PROJECT NO: 18130 SCALE 1:100 (A3)

DRAWING: 01A_SH04 DATE: 08/05/2018

REVISION: - DRAWN: TAW



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

DEVELOPMENT No. 211/1142/2017
 PROPERTY ADDRESS: 7 Crossley Street, PLYMPTON SA 5038

YOUR FULL NAME	DAVID ALAN HYNES
YOUR ADDRESS	43 GLENBURNIE TERRACE PLYMPTON
YOUR PHONE No	
YOUR EMAIL	
NATURE OF INTEREST	ADJOINING PROPERTY <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION <p>SEE ATTACHMENT.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> City of West Torrens 28 JUN 2018 City Development </div>	
MY REPRESENTATIONS WOULD BE OVERCOME BY <small>(state action sought)</small> <p>DO NOT PROCEED. CONCERNS BEING ADDRESSED. S. ZHOU TO TAKE DOWN OLD CORRUGATED FENCE AND REPLACE WITH COLOURBOND FENCE TO MATCH NEIGHBOURS EXISTING FENCE ADJOINING BOTH OUR PROPERTIES AND PLANT SCREENING PAINTS ON OUR PROPERTY. S. ZHOU TO BEAR ALL COST FOR THIS.</p>	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY WRH LEGAL ☒
(PLEASE SPECIFY)

SIGNED

DATE

27 JUNE 2018

Responsible Officer: Jordan Leverington
 Ends: Thursday 28 June 2018

If space insufficient, please attach sheets

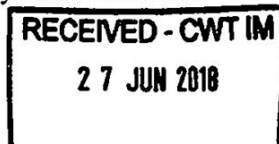
27 June 2018

Chief Executive Officer
City Of West Torrens
165 Sir Donald Bradman Drive
Hilton
South Australia 5033

Objectors Address
D & C Hynes
43 Glenburnie Terrace
Plympton SA 5038

Objections

1. We have children whose safety is at risk with all of the development surrounding our particular block.
2. The windows are not tempered to ensure privacy at our home is maintained.
3. The development compromises our amenities – views and privacy.
4. The construction will have an impact on our home and local services.
 - a. Lack of infrastructure to adequately maintain the development and surrounding homes
 - b. Parking. There is insufficient parking on the side streets. An anecdote from one of the new purchasers of a home currently being completed in a development of five has indicated that she has purchased the home for her three adult sons, all of whom have cars. There is insufficient parking at the moment so where do you propose all of these cars now park.
 - c. Garbage collection. The parking problem makes it difficult for garbage to be collected. The footpaths are becoming garbage dumps. Rodents are increasing as a result. They are also increasing due to the development at Weigall Oval.
 - d. Sewage and water runoff. The existing system was developed when the community and housing first went into that area. It is not capable of meeting the continued high density development that is occurring.
5. We already have four properties that join property. This development will make it seven or eight. How many neighbours do you think we need to 'get on side' for fencing issues? How many is too many. It's ridiculous to think that we should have to get seven or eight neighbours to agree to any new fencing proposal.
6. The lack of 'community' and 'neighbourhood'.
 - a. We knew all of our neighbours and we all looked out for one another.
7. Is it within ALL of council guidelines. Not just on high density living but on all of the other needs that a community has, council's obligation to ensure the safety of its residents which does only include micro issues but also macro issues.





16 July 2018

City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Jordan,

RE: 7 Crossley Street, Plympton – 211/1142/2017

Reference is made to the representations provided in relation to the proposed development at 7 Crossley Street, Plympton. Council has provided a copy of the following representations;

1. D A Hynes
43 Glenburnie Terrace, Plympton SA 5038
2. S J Lavelle
5 Crossley Street, Plympton SA 5038
3. N Bear
4/8 Crossley Street, Plympton SA 5038

The concerns raised by the representors are summarised as car parking, safety, privacy, two storey nature of proposed development, lack of infrastructure, garbage collection, fencing and lack of community. This response to the representation addresses all of the above under the relevant subheadings.

Car parking

All three representations raised concerns in relation to parking.

The West Torrens (City) Development Plan provides a set of car parking guidelines for new development to satisfy. The extract below is from Table WeTo/2 Off Street Vehicle Parking Requirements contained in the relevant Development Plan.

Form of development	Number of Required Car Parking Spaces
Accommodation	
Dwelling	
▪ detached	For detached, semi detached, row dwelling and multiple dwellings to provide:
▪ semi-detached	2 car parking spaces per dwelling, one of which is covered.
▪ row	
▪ multiple	For group dwelling and residential flat building to provide:
▪ group	2 car parking spaces per dwelling, one of which is covered
▪ within a residential flat building	+ an additional 0.25 car parking spaces per dwelling.



As detailed in the table, a development such as the one proposed, 2 car parking spaces are required per dwelling, one of which should be covered and an additional 0.25 spaces per dwelling should be made available for visitors.

The proposed development satisfies this requirement.

Further to the above, the proposal also satisfies Principle 12 of the General Section, Land Division that states;

Principle 12

On-street vehicle parking should be provided at a ratio of one car parking space for every two allotments.

As demonstrated on the proposed plans there is sufficient room to accommodate two on street vehicle spaces in accordance with Principle 12. Whilst the subject site may slightly fall short in the width to accommodate two vehicles after taking the common driveway into consideration, the fact that the neighbouring crossover to the north is offset by approximately 1 metre from the common property boundary thereby providing sufficient room for two vehicles. Overall it is considered that the proposed development satisfies the Development Plan requirements in relation to off street and on street car parking.

Safety

The Development Plan does not provide any requirements in relation to safety of building sites as this is dealt under other legislation.

Privacy

The proposed development has been modified to provide obscure glazing to 1.7 metres high from finished floor level to all upper level windows to minimise the level of overlooking to adjoining properties in accordance with Principle 10 of the General Section, Design and Appearance.

Principle 10

Development should minimise direct overlooking of the habitable rooms and private open spaces of dwellings through measures such as:

- (a) appropriate site layout and building orientation**
- (b) off- setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct to avoid direct line of sight**
- (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms**
- (d) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.**

The proposal plans have been updated to clearly indicate that upper level windows shall be obscured to a height of 1.7 metres. Whilst there is no minimum height specified within the Development Plan, it is considered that 1.7 metres is an appropriate height especially considering complying Development under Schedule 4 of the Development Regulations only requires screening up to 1.5 metres for two storey dwellings.



Two storey nature

The subject land is located within the Residential Zone, Medium Density Policy Area 18. The desired character of this zone states that **'allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments.'** It is therefore considered reasonable for a development such as the one proposed on the subject land to comprise of residential flat buildings within the zone.

Furthermore, the Desired Character states that **'Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park where buildings will be up to 4 storeys'**. My reading of the above is that providing the relevant Development Plan criteria in relation to residential development is met, future development on the subject land could be up to three storeys in height.

It is clear when reviewing the Development Plan zoning requirements that the Medium Density Policy Area 18 is identified as an area suitable for urban regeneration. Generally, these zones that all allow greater densities have been identified due to proximity and availability of services and infrastructure.

The proposed development also achieves the required density

Lack of infrastructure

An engineered, site works and drainage plan has been provided to demonstrate the method of storm water disposal in accordance with Council's Development Plan. The proposed plan indicates the location of a 3000 litre detention tank for each dwelling. The Council's engineering department has raised no concerns with the proposed site works and drainage plan.

In relation to sewer, the proposed development comprises of four dwellings in a Community Title arrangement that will not require any upgrade to the existing sewer point.

Garbage Collection

The proposed development has a suitable frontage (excluding the common driveway) to accommodate bins for waste collection. The location and indicative number of bins is depicted on the site plan to demonstrate the extent of verge that is required to accommodate 2 bins from each dwelling on collection day.

Fencing

The proposed fencing is to be 1.8 metres high, colorbond good neighbour in a colour to be determined. The proposal does include some level of retaining in certain locations along the side and rear of the subject land with a maximum height of 400mm. The height of the fencing when combined with the retaining results in an overall height of 2.2 metres which is considered reasonable especially considering a fence constructed of colorbond to a height of 2.1 metres does not require a planning consent at all.

The fencing is a matter that will need to be discussed directly with the neighbouring property owners. It is my understanding that the developer is willing to arrange new boundary fencing at their own cost. Furthermore, they have indicated a willingness to assist with planting screening bamboo on the neighbours property. Discussions regarding the extent of planting is to take place pending the outcome of this application.

**Lack of Community**

The comments by D & C Hynes in relation to the lack of 'Community and Neighbourhood' are made on assumptions rather than fact. There is no evidence to suggest that the increase in density will have a negative impact on the community.

Conclusion

I trust that the above information will satisfy your request for a response to the representations and that application will be presented to the next available Development Assessment Panel meeting. If you require any additional information, please contact me on 0431 15 5785.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Falconer'.

Matthew Falconer

Bachelor of Urban and Regional Planning

Jordan Leverington

From: Rick Holmes
Sent: Monday, 13 August 2018 10:56 AM
To: Jordan Leverington
Subject: RE: Tree removal request - 211/1142/2017 - 7 Crossley Street, Plympton.

Hi Jordan,
All sorted, have a great day.

As with all development applications it must be proven beyond reasonable doubt that all alternatives have been explored so not to hinder the progress of any street tree(s).

Any proposed development that does not consider "AS4970 Protection of Trees on Development Sites", is likely to require revision until all plans accurately correspond with the specific tree information detailed in this standard.

Verge interaction must consider all services across council land including stormwater outlets (and other) which will need to be maintained a minimum of 2.0m from any existing street tree (unless otherwise negotiated) and must be indicated/documented for approval by City Operations.

Investigations of the site and the information provided have revealed that the location of the proposed stormwater outlet will be in direct conflict with an existing Pyrus calleryana 'Capital' street tree.

In this instance City Operations will support the removal of this street tree.

With reference to the City of West Torrens, Fees and Charges Document 2018-2019 "Tree removal for driveway construction", once Council has assessed all circumstances and considered it acceptable that a street tree can be removed, a fee is calculated based on Council's standard schedule of fees and charges.

The fee is used to offsets the loss of the asset (street tree) to the community, with funds received invested in Council's annual Greening Program.

As a result of the proposed development on Crossley Street Plympton, City Operations has considered the health, structure, form, useful life expectancy, and age of the street tree and will support its removal.

A fee of \$ 678.00 will be required prior to the commencement of any work.

Please note, under no circumstances is any individuals other than council staff permitted to interfere with a street tree. If pruning etc. is required, council must be notified via the appropriate customer request, and council will perform all works associated with that community asset.

Final crossover locations will be confirmed once appropriate documentation has been received from the applicant in the form of "an application to construct a vehicle crossing place(s) across council land".

Rick Holmes
Arboriculture Officer
City of West Torrens

Telephone: 8416 6333

From: Jordan Leverington
Sent: Tuesday, 7 August 2018 11:13 AM
To: Rick Holmes
Subject: Tree removal request - 211/1142/2017 - 7 Crossley Street, Plympton.

Hi Rick,

We have an updated civil plan and now they want to remove the tree closest to the driveway.

Could you please have a look to see if you are Ok with it and if so how much they have to pay?

thanks

Jordan Leverington
Senior Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Phone: 08 8416 6333

Jordan Leverington

Subject: FW: 211/1142/2017 - 7 Crossley Street, Plympton. Our ref A097917

From: Jane Teng
Sent: Wednesday, 23 May 2018 1:34 PM
To: Jordan Leverington
Subject: RE: 211/1142/2017 - 7 Crossley Street, Plympton. Our ref A097917

Hi Jordan,

I have asked for a second opinion on regarding the responses below.

1.0 Vehicle Manoeuvrability

A check on the provided plans shows inconsistency of information provided to Council Administration in the plans and the external traffic report undertaken by CIRQA. The inconsistency is as per the following.

- 1.1. *The provided traffic report (CIRQA, Project No: 18130, Dated: 08/05/2018) suggests a widened visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The provided proposed 'Site Plan' (ThreeSixFive, Job No: 007-06-17/WD01, Issue D) suggest no changes to the visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The widening of this corridor is important to allow vehicles to enter and exit these dwellings in the forward direction.*

No issues as Circa has confirmed that the plans and the traffic report correlates with Rev D site plan.

- 1.2. *Based on the vehicle manoeuvrability diagram provided by the applicant, for the additional visitor space to the rear of the development (adjacent Dwelling 4), vehicle shows some element of difficulty exiting this space whilst trying to allow sufficient vehicle clearance at the fencing line. Dwelling 4 front wall could probably require to offset 0.3m to the north.*

No issues as Circa has confirmed the outlines of the wall and the first floor outlines accordingly.

2.0 Other Comments - no changes with City Assets comments for the following.

No assessments have been undertaken by City Assets in regards to the other elements of requirements for the development such as verge interaction, finish floor level, stormwater detention, driveway access and its pinch points regarding placement of bins and existing street trees. No additional information has been presented to City Assets at the date of this referral.

Should you have any enquires, please contact me.

Regards,

Jane Teng
Civil Engineer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1142/2017

Assessing Officer: Jordan Leverington
Site Address: 7 Crossley Street, PLYMPTON SA 5038
Certificate of Title: CT-5454/423
Description of Development: Land division - Community Title; SPAC No. 211/C152/17 (Unique ID 59282); Create three(3) additional allotments

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Jordan Leverington **DATE** 21 May, 2018



Memo

To Jordan Leverington
From Jane Teng
Date 21/05/2018
Subject 211/1142/2017, 7 Crossley Street, PLYMPTON SA 5038

Jordan Leverington,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 Vehicle Manoeuvrability

A check on the provided plans shows inconsistency of information provided to Council Administration in the plans and the external traffic report undertaken by CIRQA. The inconsistency is as per the following.

- 1.1. *The provided traffic report (CIRQA, Project No: 18130, Dated: 08/05/2018) suggests a widened visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The provided proposed "Site Plan" (ThreeSixFive, Job No: 007-06-17/WD01, Issue D) suggest no changes to the visitor parking space corridor between proposed Dwelling 3 and Dwelling 4. The widening of this corridor is important to allow vehicles to enter and exit these dwellings in the forward direction.*
- 1.2. *Based on the vehicle manoeuvrability diagram provided by the applicant, for the additional visitor space to the rear of the development (adjacent Dwelling 4), vehicle shows some element of difficulty exiting this space whilst trying to allow sufficient vehicle clearance at the fencing line. Dwelling 4 front wall could probably require to offset 0.3m to the north.*

It is recommended that the applicant addresses the elements noted in the above and that the planner satisfy themselves and seek the satisfaction of this elements prior to Planning approvals.

2.0 Other Comments

No assessments have been undertaken by City Assets in regards to the other elements of requirements for the development such as verge interaction, finish floor level, stormwater detention, driveway access and its pinch points regarding placement of bins and existing street trees. No additional information has been presented to City Assets at the date of this referral.



Should you require further information, please contact Jane Teng on the following direct extension number

Regards

Jane Teng
Civil Engineer

Contact Lands Titles Office
Telephone 7109 7016



13 September 2017

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

**Re: Proposed Application No. 211/C152/17 (ID 59282)
for Land Division
(Community Title Plan) by Ms Shuxia Zhou**

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 04 September 2017, I advise that the Development Assessment Commission has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the Development Assessment Commission has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> For queries call SAW Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or nonstandard.
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Payment of \$20490 into the Planning and Development Fund (3 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PURSUANT TO REGULATION 60(4)(b)(ii), SHOULD THIS APPLICATION BE APPROVED, COUNCIL MUST PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- (a) the date on which any existing building(s) on the site were erected (if known),
- (b) the postal address of the site

It is recommended that this information be incorporated into the Decision Notification Form.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully



Phil Hodgson
Unit Manager
Lands Titles Office
as delegate of
DEVELOPMENT ASSESSMENT COMMISSION



13 September 2017

Our Ref: H0063612

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries JOSIE BONNET
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/C152/17 AT PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> For queries call SAW Land Developments on 74241119. An investigation will be carried out to determine if connections to the development will be standard or nonstandard.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

JOSIE BONNET

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.3 18 Windermere Avenue, NOVAR GARDENS

Application No 211/652/2018

Appearing before the Panel will be:

Representors: **Mr Neville Graham** of 9 Sycamore Avenue, Novar Gardens wishes to appear in support of the representation.

Applicant: **Joy Rodda** the property owner, wishes to appear to respond to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Construction of a two storey detached dwelling
APPLICANT	C Trimmer
LODGEMENT DATE	25 June 2018
ZONE	Residential Zone
POLICY AREA	Novar Gardens Character Policy Area 26
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal ▪ City Assets External ▪ Nil
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Support with Conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

All Category 2 or 3 applications where a representor has requested to be heard shall be assessed and determined by the CAP.

PREVIOUS OR RELATED APPLICATION(S)

DA 211/1120/2015 Construction of a two storey dwelling with garage under main roof.

This application was for a two storey detached dwelling adjacent to the subject site at 20 Windermere Avenue, Novar Gardens (refer Image 1 below). It was approved under staff delegation in February 2016 and was assessed against the same provisions that apply to the current proposal.



Image 1: 20 Windermere Avenue, Novar Gardens

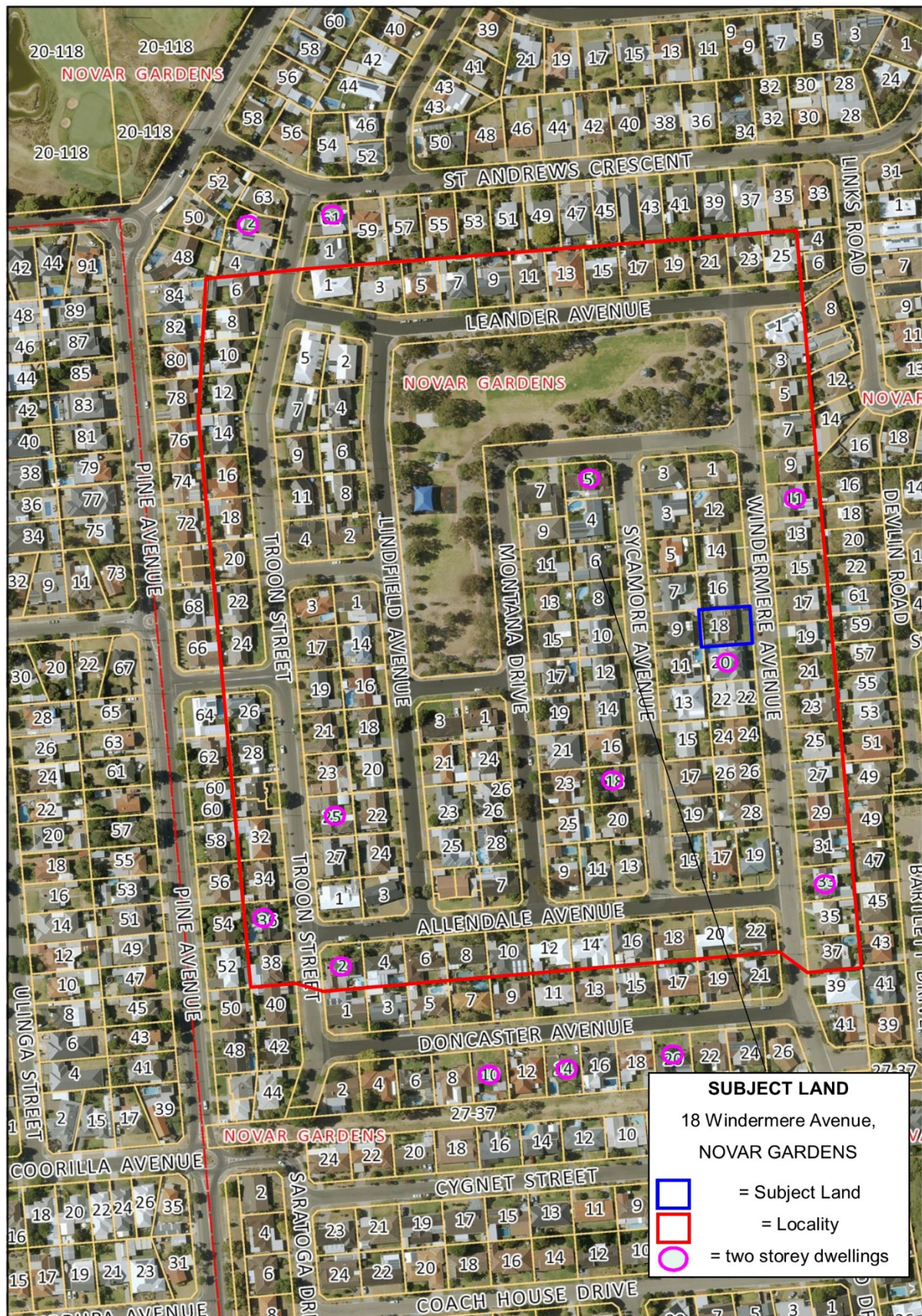
SITE AND LOCALITY

The subject land is formally described as Allotment 59 in Deposited Plan 7727, in the area named Novar Gardens, Hundred of Adelaide, more commonly known as 18 Windermere Avenue, Novar Gardens. There are no easements or Land Management Agreements attached to the site.

The subject site is an existing residential property located on the western side of Windermere Avenue. The subject site is rectangular in shape with a 21.5 metre (m) wide frontage, a depth of 27.4m and an overall site area of 589.5 square metres (m²). The site is relatively flat and contains a single storey detached dwelling, attached verandah and detached outbuilding located towards the south-western corner of the site.

When determining the locality of the subject site, a wider-than-normal locality has been applied as Novar Gardens Character Policy Area 26 is renowned for its specific character, which exhibits a consistent low density pattern of square allotments with wide street frontages. The locality is residential in nature predominantly comprised of single storey detached dwellings with a number of two storey detached dwellings scattered across the immediate and wider locality.

The site and locality are shown on the aerial imagery and locality plan below.





Location Map WeTo/14

WEST TORRENS COUNCIL
Consolidated - 6 February 2018

PROPOSAL

The application seeks Development Plan Consent for the construction of a two storey detached dwelling.

The proposed dwelling is of a contemporary design which incorporates a variety of external materials and finishes which include render, columns, quoins and a tiled roof. The dwelling has a total floor area of 402m² and includes a double garage, open plan living, dining and kitchen area, theatre room, three bedrooms (as well as a guest and study room), gym and alfresco.

A mix of landscaping will be provided forward of the dwelling which includes lawn, ground cover, shrubs and two Magnolia 'Little Gem' trees. The applicant indicated that there will be no fences forward of the dwelling, consistent with development across the locality.

A copy of the relevant plans and supporting information is contained in **Attachment 1**.

Amendments

Over the course of the assessment, amendments to the front setback and upper storey floor layout were negotiated. Given that generous front setbacks are a significant and consistent feature of the locality, the applicant agreed to increase the setback to the porch from 4m to 5.5m in order to retain consistency with dwelling setbacks in the locality.

Noting that single storey detached dwellings constitute the predominant character of the locality, the bulk and scale of the upper storey of the original proposal was of some concern, with the applicant agreeing to reduce the mass of the building (i.e. reducing the upper level width) as viewed from the public realm.

For comparative purposes, a copy of the original elevations and floor plans is contained in **Attachment 2**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the Development Act and Regulations and Residential Zone - Procedural Matters section of the Development Plan.

Properties notified:	Five properties were notified during the public notification process.
Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none"> Mr Neville Graham
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> The solar roof system facing east would be overshadowed by the proposed two storey dwelling and compromise the benefits associated with solar panels.
Applicants response to representation	<ul style="list-style-type: none"> That applicant provided shadow diagrams for June 21 which indicated that the solar panels will not be impacted by the proposed dwelling.

A copy of the representation is contained in **Attachment 3**. The applicant's response was in the form of the shadow diagrams which are contained in **Attachment 1**.

REFERRALS

Internal

City Assets

City Assets determined that the finished floor levels and verge interaction requirements have been satisfied.

External

No external referrals were required.

A copy of the relevant report is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Novar Gardens Character Policy Area 26, as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 6, 7 & 8
<i>Design and Appearance</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20 & 21
<i>Energy Efficiency</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1 & 2
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 4 & 6
<i>Residential Development</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 18, 19, 20, 21, 27 & 31
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 8, 11, 23, 24, 30, 34, 35, 36 & 44

Zone: Residential Zone	
<p>Desired Character:</p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	2 & 4
Principles of Development Control	1, 5, 7, 8, 9, 10, 11, 12, 13, 14 & 17

Policy Area: Novar Gardens Character Policy Area 26	
<p>Desired Character:</p> <p><i>The policy area will contain detached dwellings (or buildings that looks like detached dwellings). Allotments will be very low density and will be relatively square, with comparatively wide frontages. The consistency of this allotment pattern is a significant positive feature of the policy area, which subdivision will reinforce.</i></p> <p><i>There will be a unity of built-form, particularly as viewed from the street, where all new development is complementary to the predominant low and wide single storey detached dwellings on wide, generously landscaped allotments. This means that new development will preserve the consistency of front and side boundary setbacks, and any two storey elements will be discretely integrated.</i></p> <p><i>Carports and garages will be in line with or behind the building facade. Alterations and additions will be primarily located at the rear of existing dwellings so that they have minimal impact on the streetscape and do not disrupt the consistent front set back.</i></p> <p><i>There will be no formal footpaths on the Council owned verge and there will be no front fences or side fences forward of the building line to preserve the appearance of continuous, generously landscaped front yards extending to the street.</i></p>	
Objectives	1
Principles of Development Control	1 & 2

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIMARY STREET SETBACK <i>Residential Zone</i> PDC 8	Setback difference > 2m: <i>same as one of the adjacent dwellings</i>	5.5m Satisfies
SIDE SETBACKS <i>Residential Zone</i> PDC 11	1m (minimum where vertical side wall is 3m or less) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground floor</u> 0m (to north) 1.3m (to south) <u>Upper level</u> 2.5m (north) 5.2m (south) Does Not Satisfy
REAR SETBACK <i>Residential Zone</i> PDC 11	<u>Ground floor</u> 3m (minimum) <u>Upper level</u> 8m (minimum)	4.1m (ground floor) 7.1m upper level) Does Not Satisfy
INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9	100m ² (minimum)	402m ² Satisfies
PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19	<u>Site Area >500m²</u> 80m ² (minimum) 4m (minimum dimension) 24m ² (accessible from habitable room)	175.2m ² (total) 5m (dimension) 157m ² (accessed from habitable room) Satisfies
LANDSCAPING <i>Landscaping, Fences & Walls</i> PDC 4	10% (minimum)	39.6% Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> PDC 34	2 car-parking spaces (1 covered)	4 spaces (2 covered) Satisfies

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Land Use

As detached dwellings are an envisaged use in both the Residential Zone and, more specifically, the Novar Gardens Character Policy Area, the proposed development satisfies this requirement.

Desired Character and Pattern of Development

It is acknowledged that the predominant pattern of development within the locality consists of single storey detached dwellings on sites that are relatively square in shape. The front setbacks are consistent with generously landscaped allotments with no front fencing a prominent feature of the locality. The Desired Character statement for the policy area does not exclude two storey dwellings, but asks for two storey elements to be *discretely integrated*. However, it does not indicate that the second storey element should be contained within the roof space as is the case with other character areas in the City.

Notwithstanding the abovementioned information, two storey detached dwellings are sparsely located throughout the locality. Given that the adjacent property at 20 Windermere Avenue (refer Image 1 above) and the property at 33 Windermere Avenue (refer Image 2 below) it is considered that the character of the locality has been impacted, especially since both dwellings were approved after an assessment against the same design principles that apply currently.

The proposed dwelling has been designed in a manner that is sympathetic to the predominant character of the locality. The lower level is low lying and wide, encompassing most of the street frontage in a similar way to surrounding dwellings. Furthermore the applicant has sought to integrate the upper level to reduce the bulk and scale of the second storey element when viewed from the public realm, similar to what can be seen at 20 Windermere Avenue. The proposed dwelling has front and side setbacks that are consistent with other dwellings in the locality, and provides generously landscaped, spacious and fence-less front yards that reinforce a significant feature of the policy area.



Image 2: 33 Windermere Avenue

Siting and location

Principle of Development Control (PDC) 2 and the Desired Character statement seek a consistency of street setbacks, which is seen as a positive feature of the policy area. The proposed development achieves this requirement and, in so doing, also satisfies PDC 8 of the Residential Zone.

The locality features a sense of openness between dwellings which can be attributed to the lack of boundary development. Although the proposal involves the construction of a gym along the northern boundary, this is single storey and limited in length to 5.9m. This boundary development does not satisfy PDC 13(a) of the Residential Zone (as it does not abut an existing wall), however this element is located adjacent an open carport. Accordingly, it is not considered to negatively impact adjoining residents. Additionally, no overshadowing will occur to the adjoining property as it is north of the subject site. It is considered, therefore, that PDC 12 of the Residential Zone, which seeks to limit the length and height of side boundary walls, has been satisfied.

It should be noted that the proposed dwelling provides a greater offset from side boundaries, in particular from the southern boundary, than sought by PDC 11 of the Residential Zone. By providing a greater offset from side boundaries for the lower and upper levels, the dwelling contributes to the sense of space between dwellings, a feature of the locality.

PDC 11 of the Residential Zone seeks a rear setback for the lower level of 3m and 8m for the upper level. The lower level achieves the minimum requirement, but falls short of the upper level setback minimum requirement by 900mm. This shortfall is not considered fatal to the application as the setback will not be readily perceptible to the naked eye. Additionally, the overshadowing from the rear setback shortfall will not negatively impact adjoining dwellings (see discussion below).

Overshadowing

The representor raised concerns in regards to overshadowing of his property at 9 Sycamore Avenue, specifically in regards to his investment in solar panels facing east. While it acknowledged that the proposal will overshadow parts of the representor's allotment on 21 June, the solar panels will not be shadowed. PDC 14 of the Residential Zone and PDC 3 of the Energy Efficiency module seek to ensure that adequate sunlight is available to the solar panels of existing buildings and this requirement has been satisfied by the proposed dwelling.

The Development Plan provisions also seek to ensure that three hours of direct winter sunlight can be provided to the north-facing windows and private open space of existing dwellings on 21 June. The proposed development will overshadow the private open space and, more specifically, the swimming pool of the adjacent dwelling at 20 Windermere Avenue for a large part of the day on 21 June. As the swimming pool is unlikely to be used as frequently during the winter months (when overshadowing would be at its worst), the level of overshadowing to the neighbouring property is not considered fatal to the application. The shadow diagrams also show that the proposal will allow direct winter sunlight to north-facing windows of habitable rooms as well as to the alfresco area of the adjacent dwelling, satisfying PDCs 10, 11, 12 and 13 of the Residential Development module.

SUMMARY

The proposal is considered to be an appropriate form of development in the Novar Gardens Character Policy Area 26. While the existing character of the locality comprises predominantly single storey detached dwellings, the introduction of a number of two storey dwellings along Windermere Avenue has affected the local character in such a way that the proposed development is considered to be compatible with existing development. The proposal maintains the established setback pattern of the locality and achieves high quality landscaping, while amendments to the proposal have reduced the bulk and scale of the two storey element. Accordingly, the proposed two storey dwelling is considered to be an acceptable form of development in the policy area.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 6 February 2018 and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/652/2018 by C Trimmer to undertake the construction of a two storey detached dwelling at 18 Windermere Avenue, Novar Gardens (CT 5587/867) subject to the following conditions of consent:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition listed below.

2. That all stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building;
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
 3. That all driveways, parking and manoeuvring areas will be formed, surfaced with concrete, bitumen or paving, and be properly drained prior to occupation, and shall be maintained in a reasonable condition to the satisfaction of Council at all times.
 4. That all planting and landscaping will be completed within three (3) months of the commencement of the use of this development and be maintained in a reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.
 5. That the upper level north, south and west facing windows of the dwelling will be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows will be maintained in a reasonable condition to the satisfaction of Council at all times.
-

Attachments

1. **Plan Set**
2. **Comparative Plan Set**
3. **Representation and Applicants shadow diagram**
4. **City Assets referral report**





Sheet List	
Sheet Number	Sheet Name
1	Cover Sheet
2	Floor Plan - Lower Level
3	Floor Plan - Upper Level
4	Elevations
5	Elevations
6	Site Plan
7	Roof Plan
8	Perspective Views
9	Landscape Plan
10	Shadows
11	Shadows
12	Shadows
13	Shadows
14	Shadows

New Residence

L & J Rodda

18 Windermere Ave

Novar Gardens



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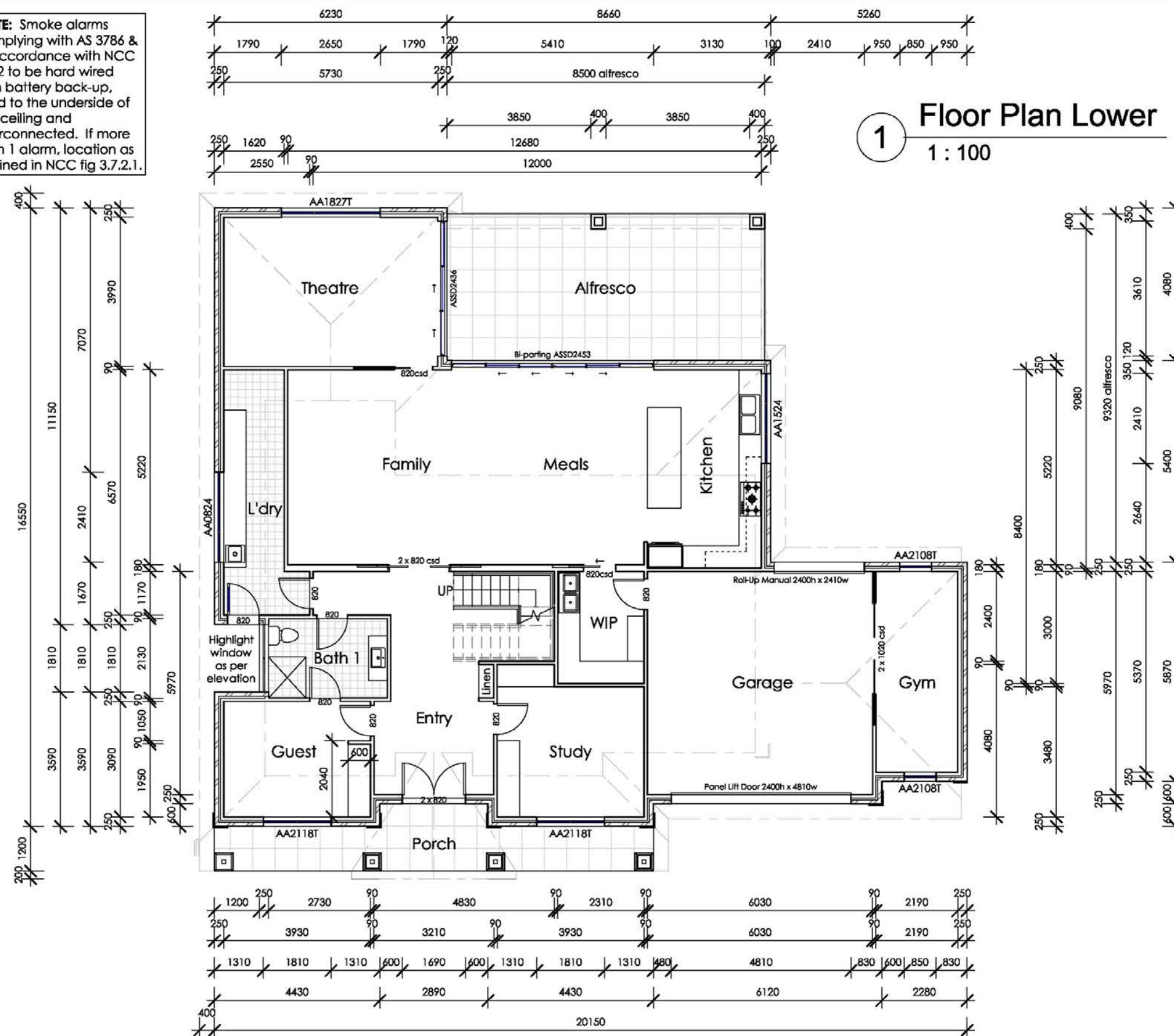
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w www.thedreamroom.com.au

contractors note: verify all levels and dimensions on site prior to commencing work. Figure dimensions shall take precedence over scaled dimensions and any discrepancies shall be reported to the designer immediately.

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NOTE: Smoke alarms complying with AS 3786 & in accordance with NCC 3.7.2 to be hard wired with battery back-up, fixed to the underside of the ceiling and interconnected. If more than 1 alarm, location as outlined in NCC fig 3.7.2.1.

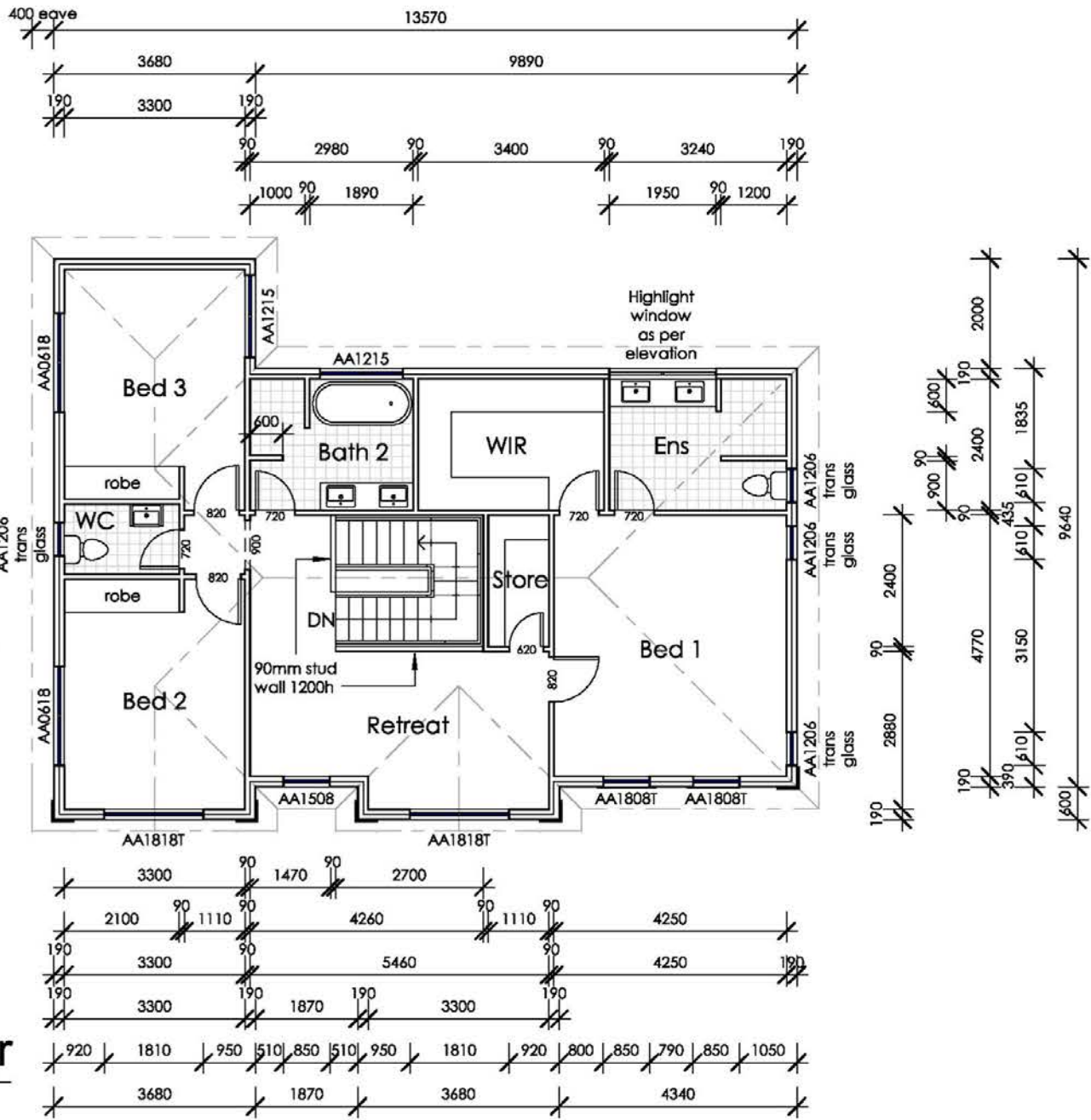


NOTE: Smoke alarms complying with AS 3786 & in accordance with NCC 3.7.2 to be hard wired with battery back-up, fixed to the underside of the ceiling and interconnected. If more than 1 alarm, location as outlined in NCC fig 3.7.2.1.

Area Schedule	
Name	Area
Lower Living	200 m²
Upper Living	115 m²
Garage	38 m²
Alfresco	33 m²
Porch	16 m²
403 m²	

FOR PLANNING
APPROVAL ONLY

1 Floor Plan Upper
1 : 100



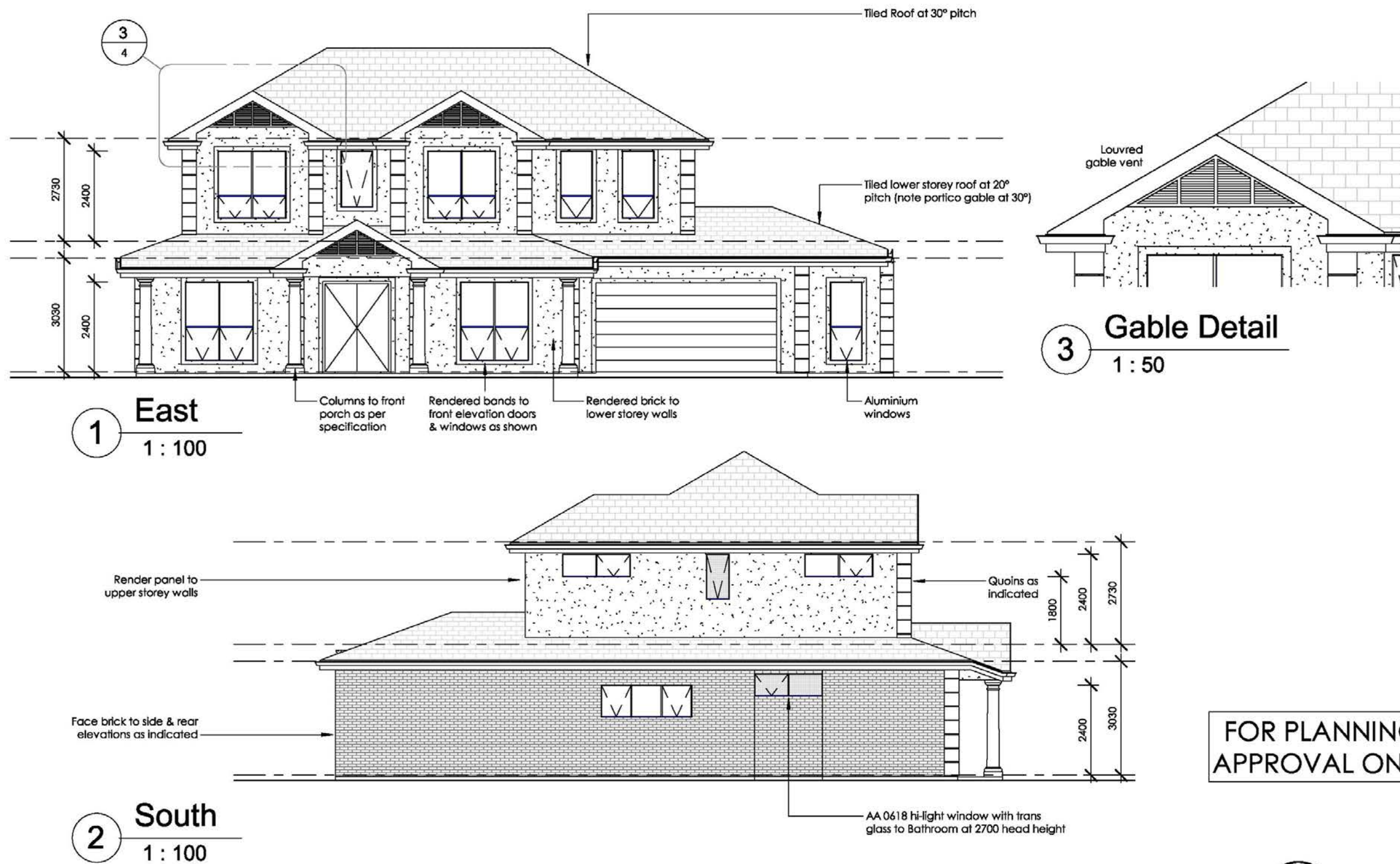
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Floor Plan - Upper Level
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18 Windermere Ave
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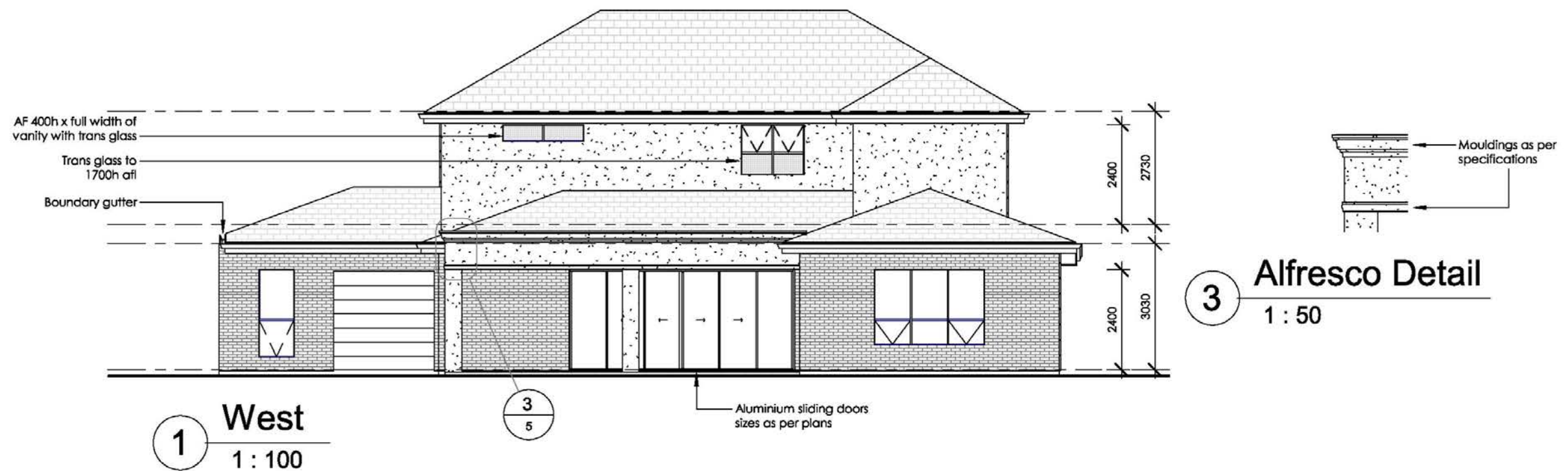
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Elevations
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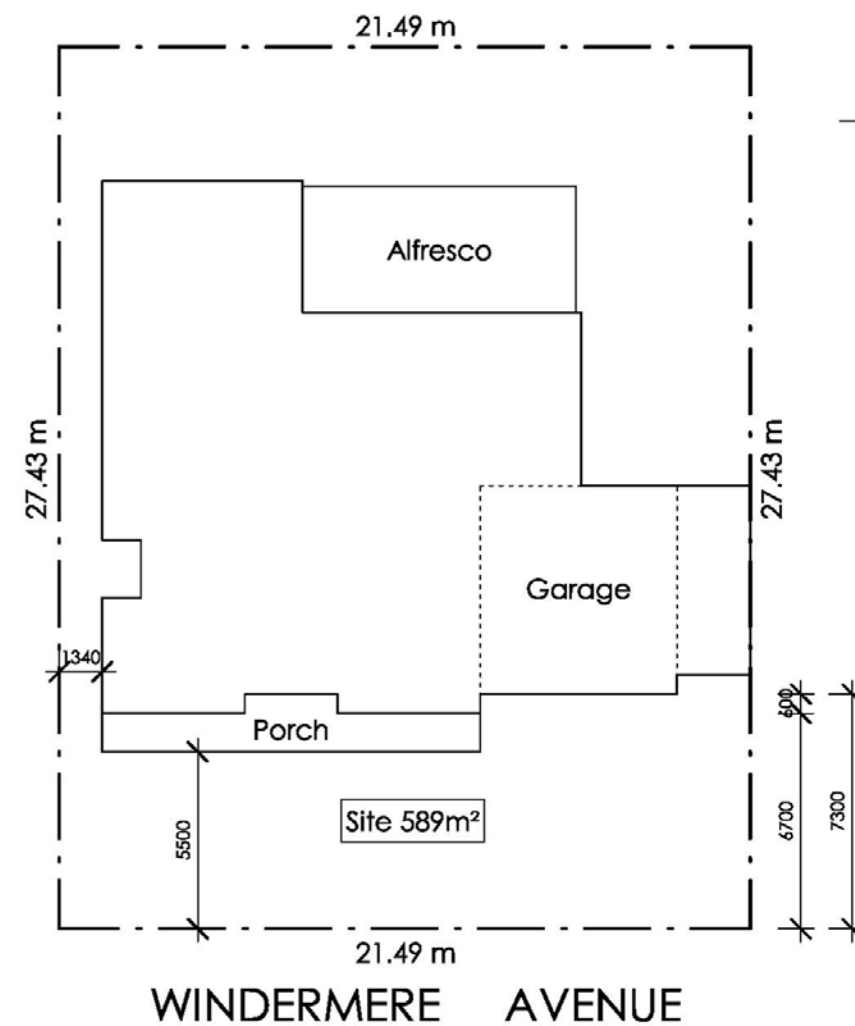
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Area Schedule	
Name	Area
Lower Living	200 m ²
Upper Living	115 m ²
Garage	38 m ²
Alfresco	33 m ²
Porch	16 m ²
	403 m ²

NOTE: For further detail please refer to engineers site works plan

1 Site
1 : 200

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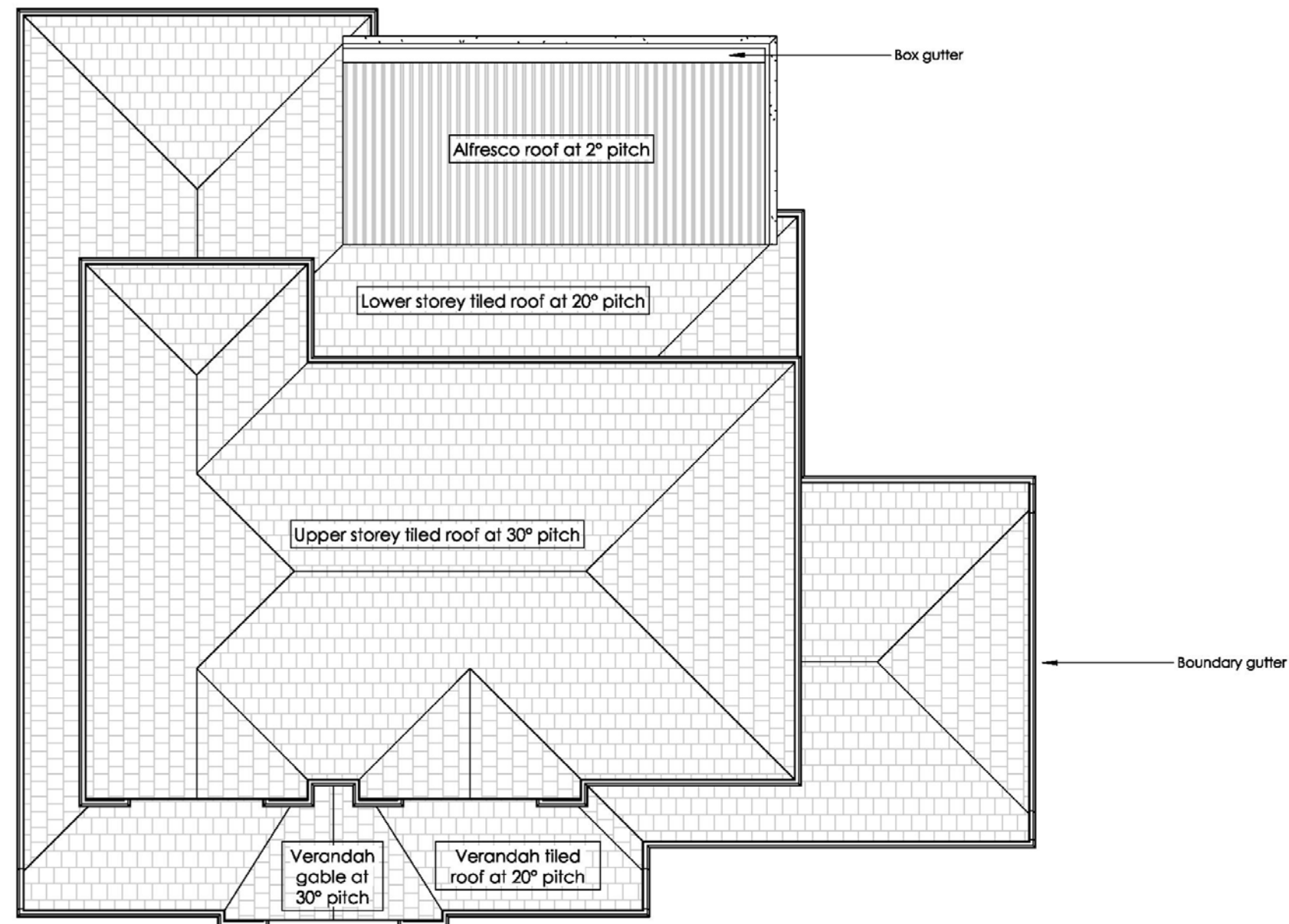
Site Plan
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NOTE: Builder/engineer to confirm all box gutter/roof drainage and downpipe locations prior to commencement. Refer to engineers details & recommendations.



1 Roof Plan

1 : 100

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Roof Plan
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Perspective Views
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18 Windermere Ave
Novar Gardens

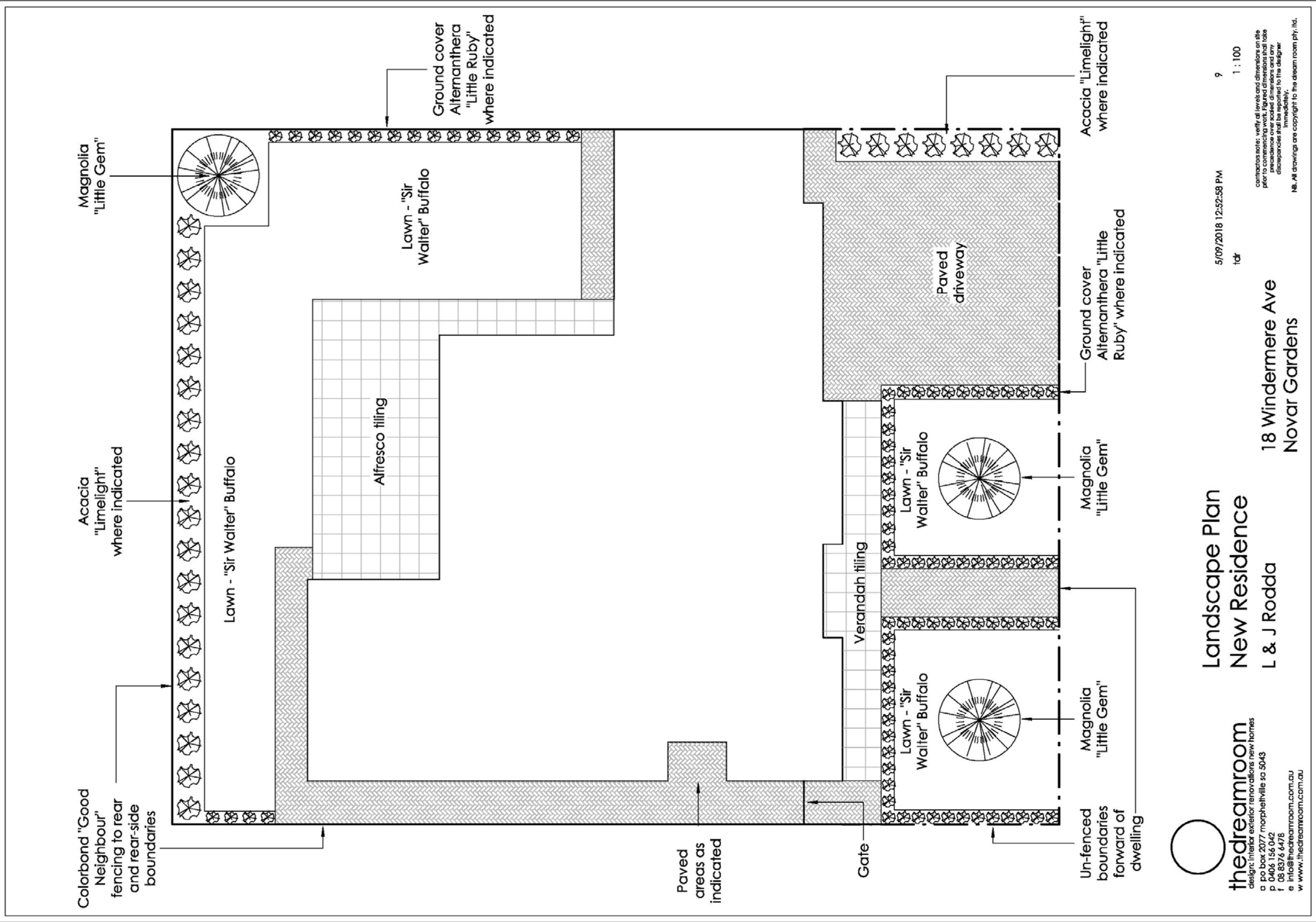
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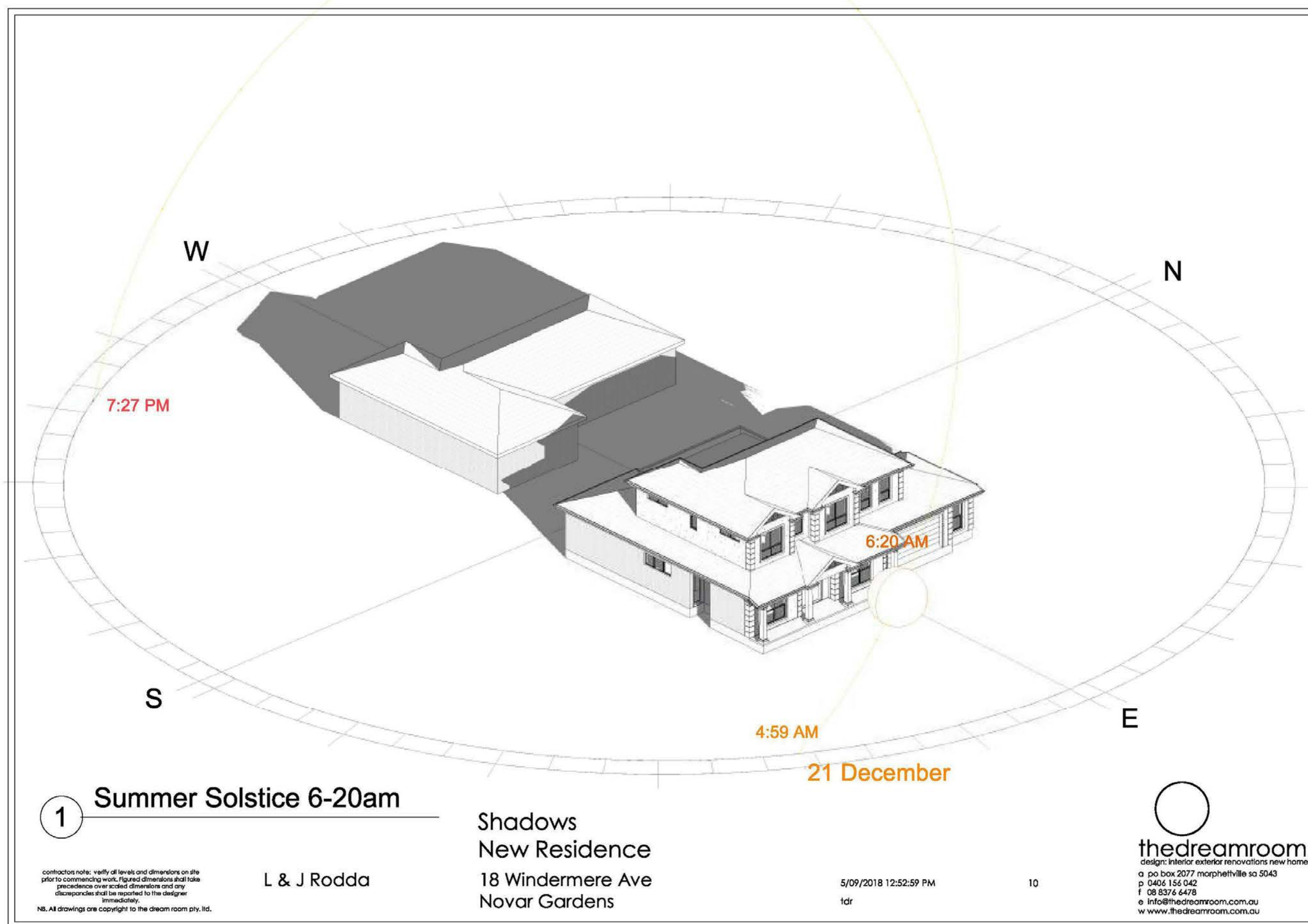
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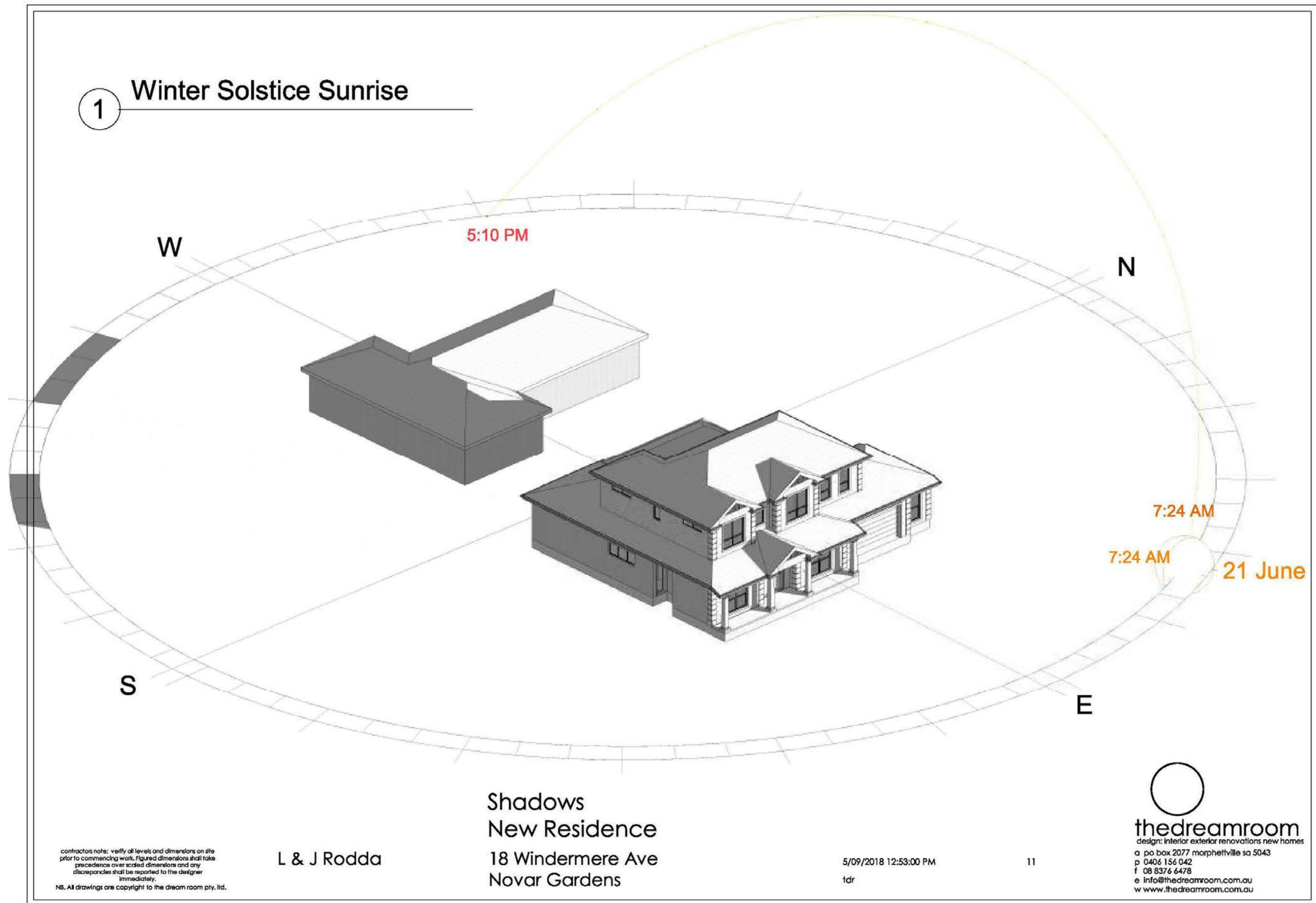
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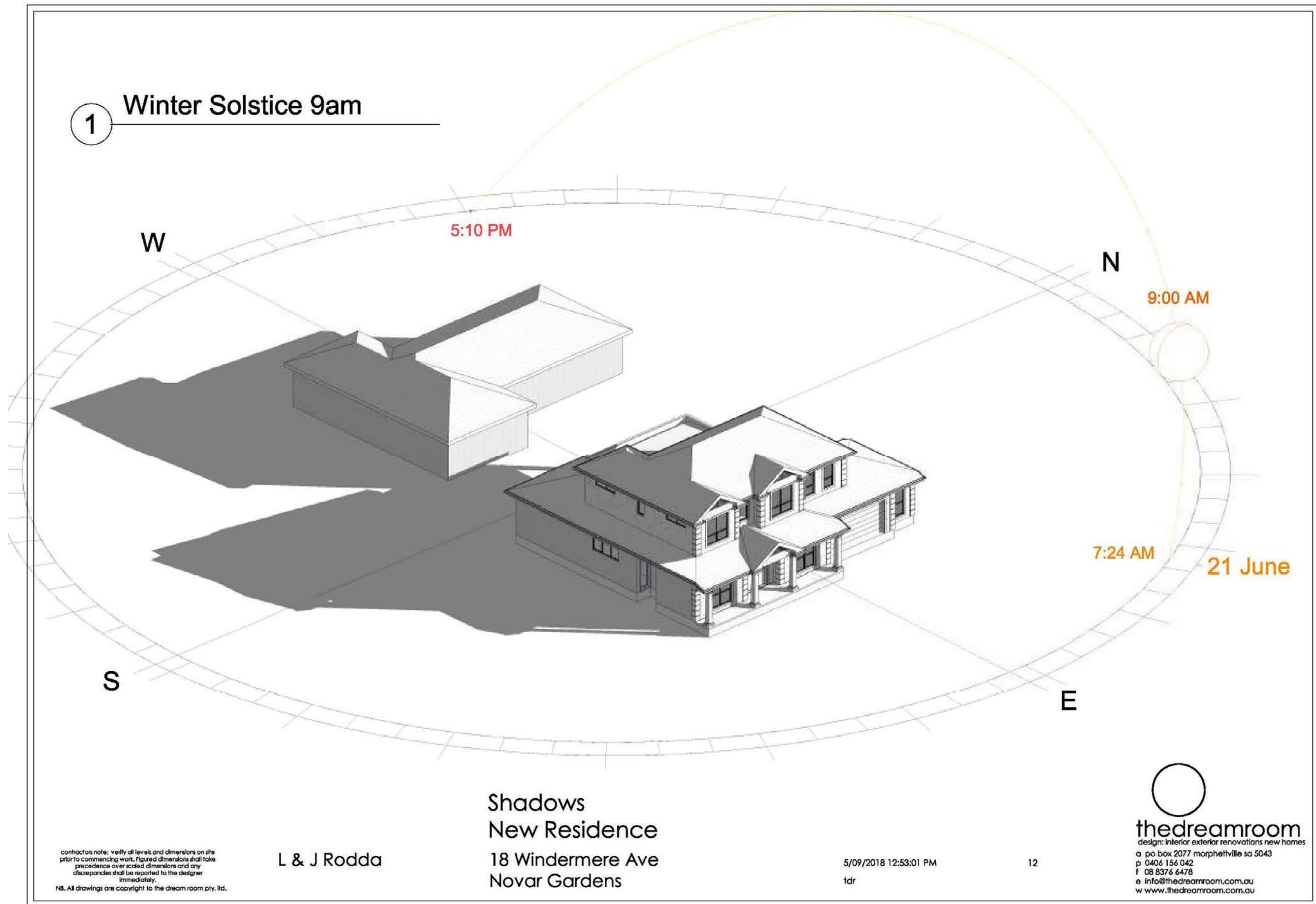
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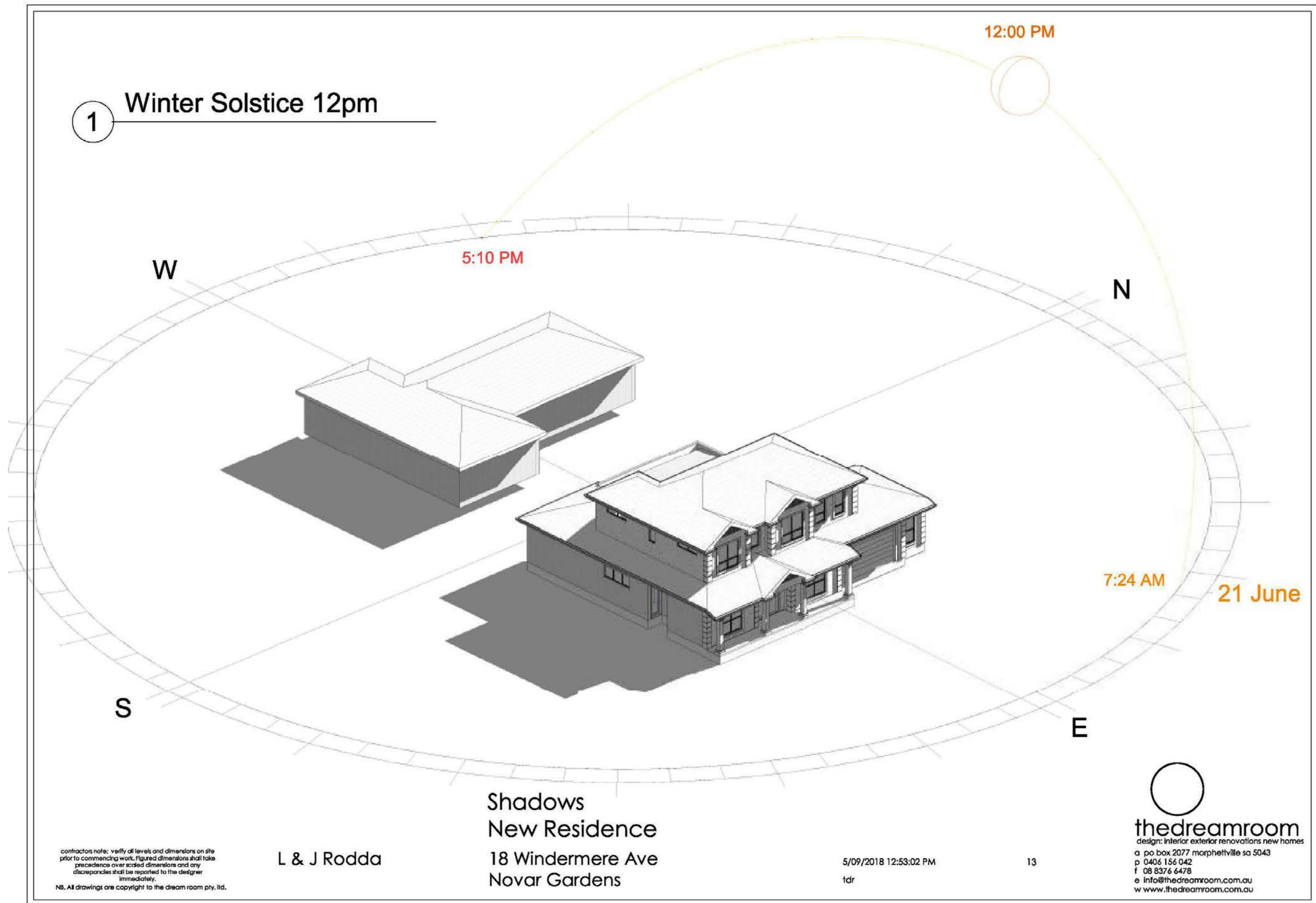

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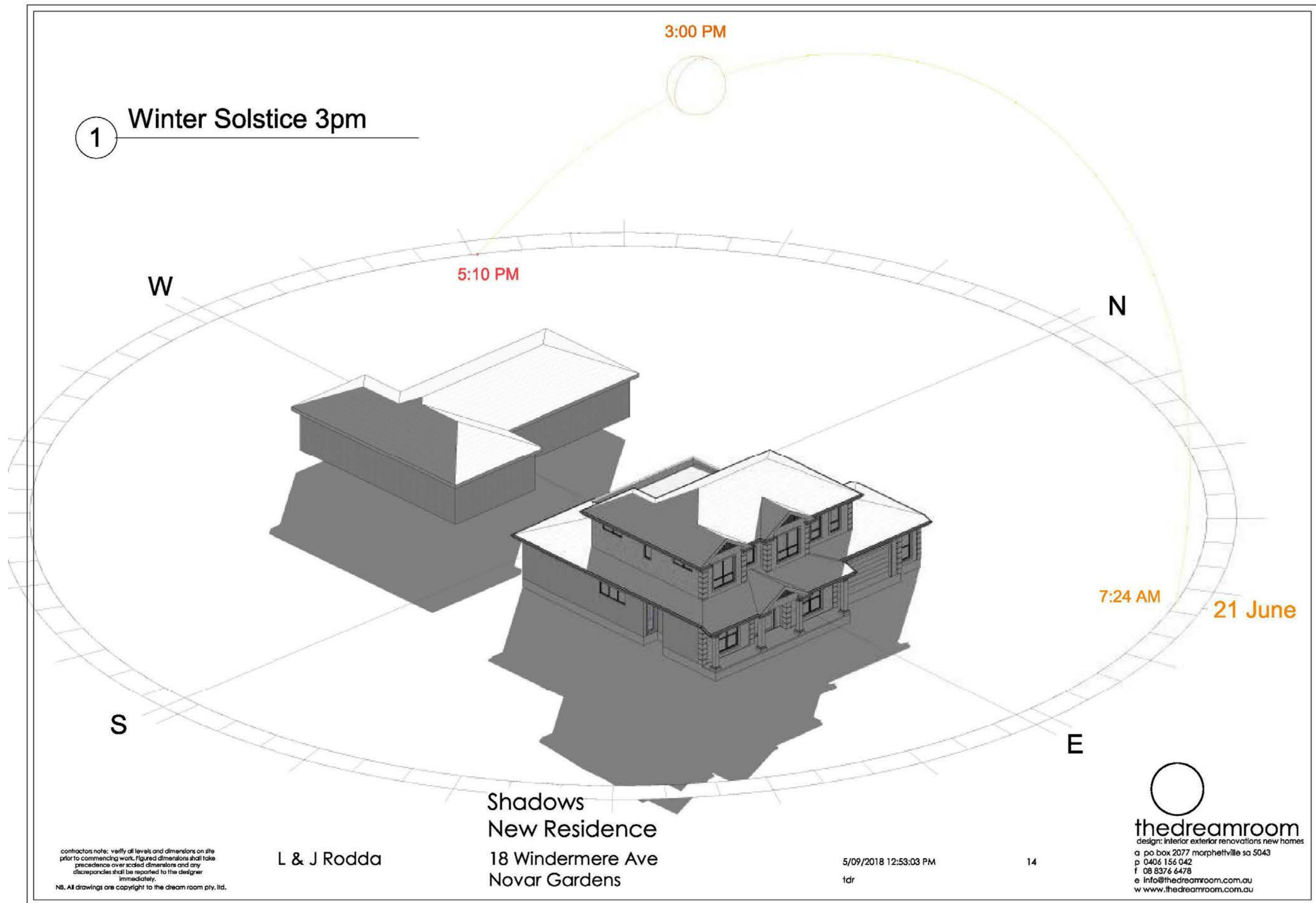














- 1 -

Client: Luke & Joy Rodda Date: 20/7/2018
 Lot No.: 18 Windermere Ave NOVAR GARDENS
 House Type: Two Storey Residence
 Builder: TBA

EXTERIOR SELECTIONS

Construction

Type	-	CSR Hebel Construction 75mm upper Brick Veneer remainder
Supplier	-	Austral
Colour	-	Chiffon
Mortar Colour	-	Natural
Mortar Joint Type	-	Rolled

Facade

Stone Work (Veneer)	-	*
Stone Work (Solid)	-	
Render Type	-	*
Texture Coating	-	Acratex 3 coat system

Roof Cover

Type	-	R1.5 Roof Blanket Tiled
Profile	-	Boral Shingle with Streamline Ridge Capping
Colour	-	Eclipse
Gutters Profile & Colour	-	Colorbond 'OG' Gutter in Monument
Fascia Type & Colour	-	Timber
Downpipes Profile & Colour	-	90mm Round PVC downpipes

Windows

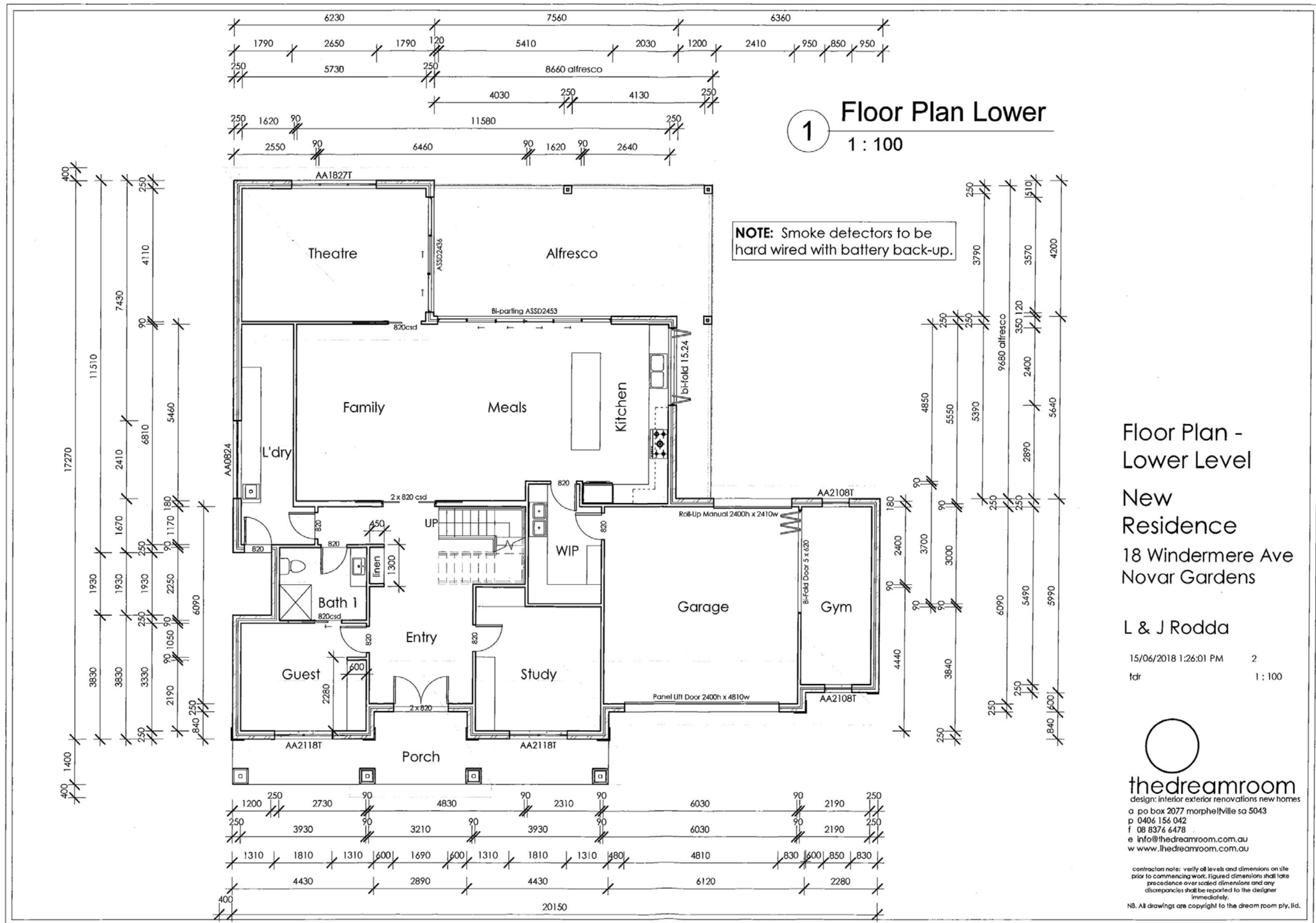
Aluminium Colour	-	Trend Semi-Commercial where indicated on plan White
Window Winder Colour	-	White

PAINT SELECTIONS

Exterior

Front Door	-	Black Gloss
Frame S/Light	-	Black Gloss
Laundry Door	-	*
Gable Detail	-	powdercoat White
Timber Fascias	-	to match Dulux White on White
Columns	-	to match Dulux White on White
Gutters	-	Colorbond Monument
Fascias	-	to match Dulux White on White
Downpipes	-	to match Dulux Paramount Design
Eaves Lining	-	to match Dulux White on White
Render	-	to match Dulux Paramount Design
Garage Vehicle Access Door	-	Gliderol Hampton Panel lift Auto with 2 additional handsets
Colour	-	Shale Grey

Client's Signatures _____ Dated _____
 Selections prepared by The Dream Room Pty Ltd. Contact: Christine Trimmer.
 PO Box 2077 MORPHETTVILLE SA 5043. Ph. 0406 156 042. Fax: 8376 6478
 ABN 15 117 677 086 E & O E



Floor Plan -
Lower Level

New
Residence

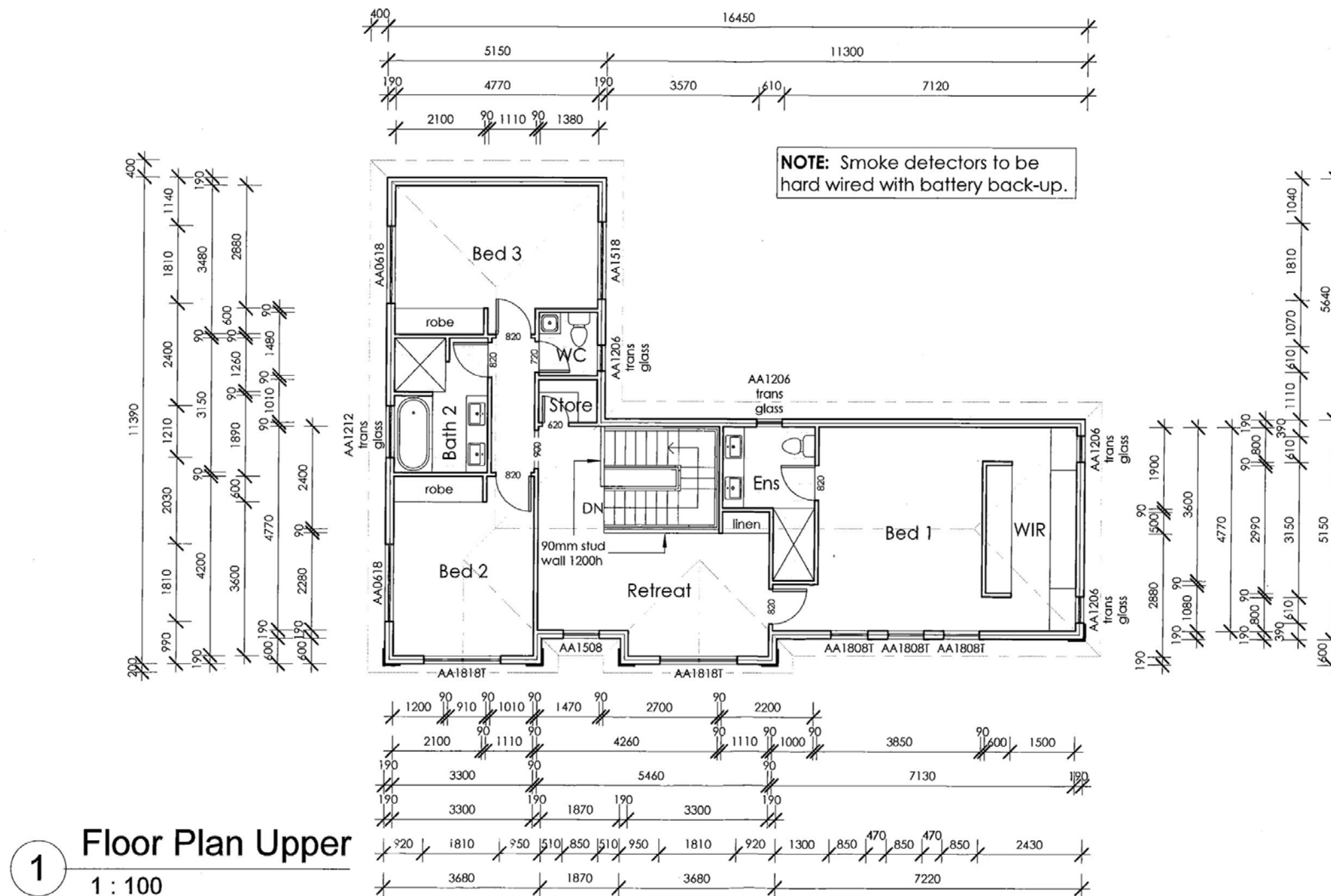
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Floor Plan - Upper Level
New Residence
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Novar Gardens

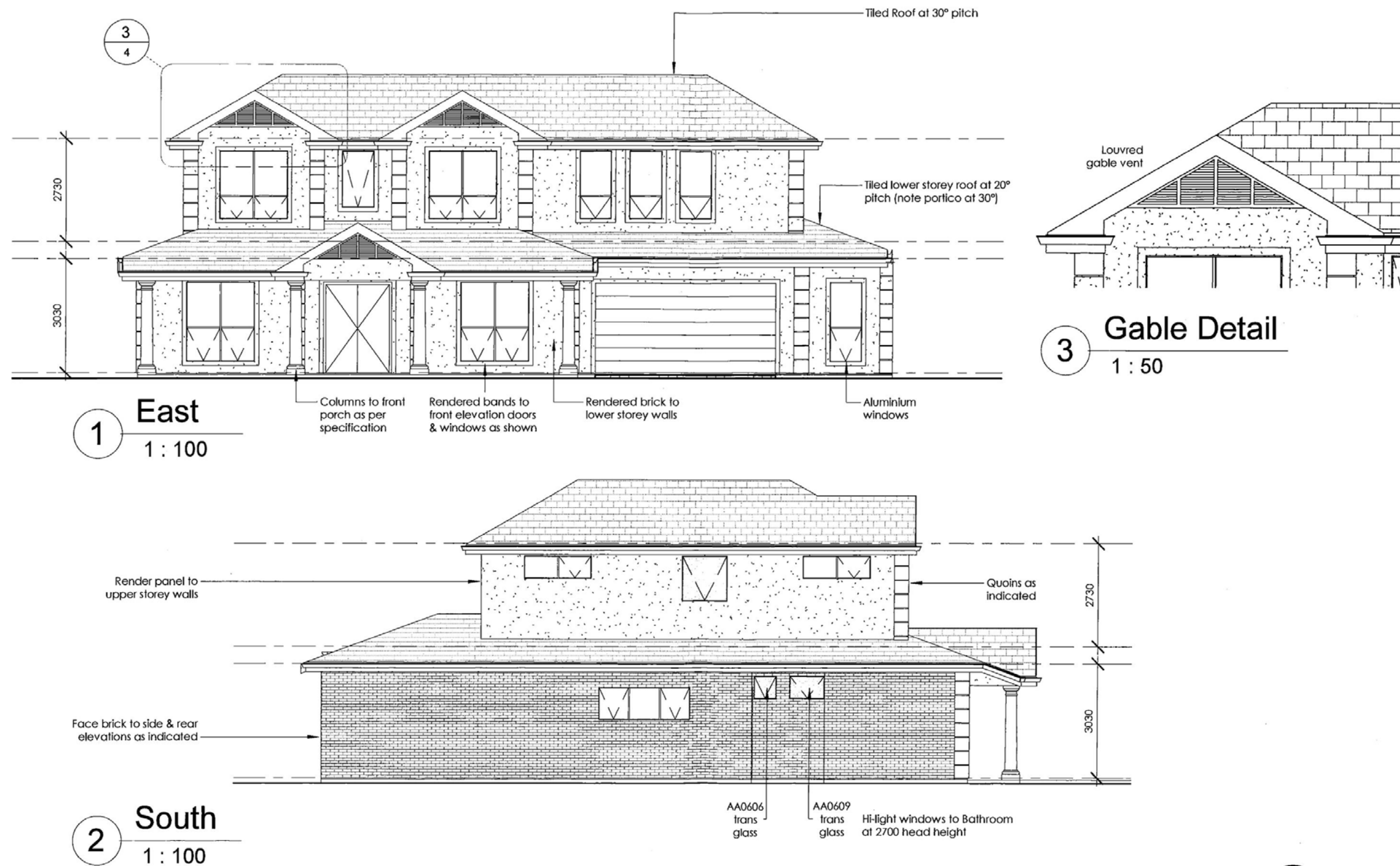
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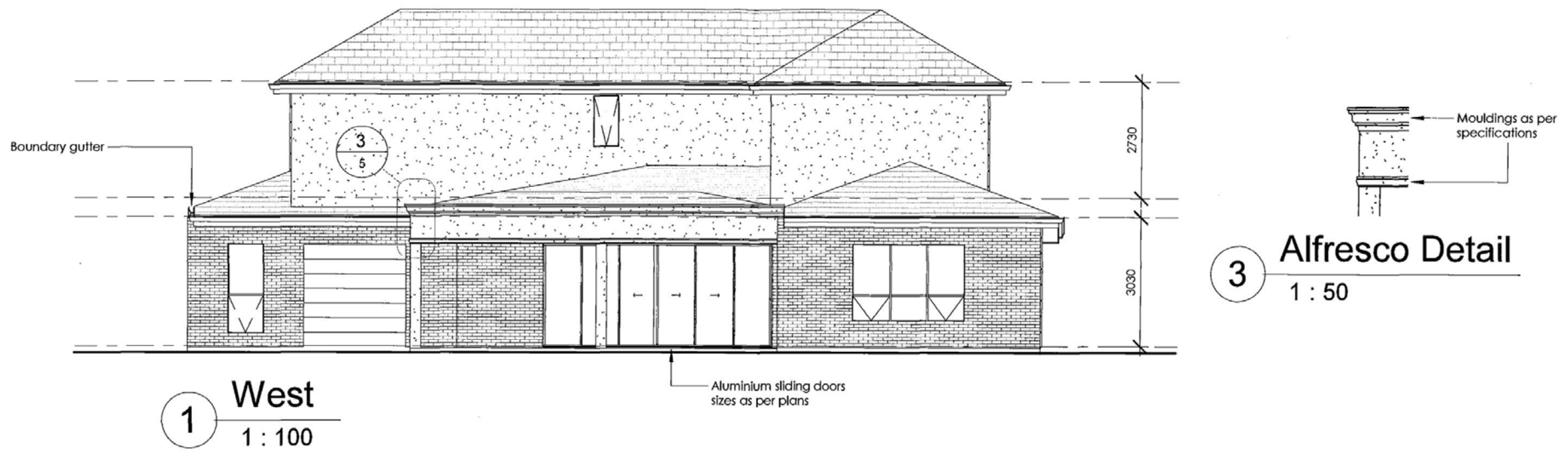
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STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

RECEIVED - CWT IM
 2 AUG 2018

DEVELOPMENT No. 211/852/2018
 PROPERTY ADDRESS: 18 Windermere Avenue, NOVAR GARDENS SA 5040

YOUR FULL NAME	NEVILLE GRAHAM
YOUR ADDRESS	9 SYCAMORE AVE NOVAR GARDENS
YOUR PHONE No	[REDACTED]
YOUR EMAIL	[REDACTED]
NATURE OF INTEREST	ADJOINING RESIDENT <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>

REASON/S FOR REPRESENTATION

OUR \$10,000 INVESTMENT IN SOLAR
 ROOF SYSTEM FACING EAST.

City of West Torrens
 02 AUG 2018
 City Development

MY REPRESENTATIONS WOULD BE OVERCOME BY
 (state action sought)

STRATEGIES TO ENSURE OUR INVESTMENT
 IN SOLAR PANELS WILL NOT BE COMPROMISED
 IE PROOF THAT PROPOSED NEW DWELLINGS WILL NOT
 IMPACT US FINANCIALLY DUE TO INEFFECTIVENESS OF

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY ☐

(PLEASE SPECIFY)

SIGNED

DATE

29/7/18

Responsible Officer: Amelia DeRuvo
 Ends: Friday 10 August 2018

If space insufficient, please attach sheets

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/652/2018

Assessing Officer: Amelia DeRuvo
Site Address: 18 Windermere Avenue, NOVAR GARDENS SA 5040
Certificate of Title: CT-5587/867
Description of Development: Construction of a two-storey detached dwelling

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Amelia DeRuvo

DATE 25 July, 2018



Memo

To Amelia DeRuvo
From Ming Siow
Date 25/07/2018
Subject 211/652/2018, 18 Windermere Avenue, NOVAR GARDENS SA 5040

Amelia DeRuvo,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 1.1 In accordance with the provided 'Site Plan' (GAMA Consulting - Drawing No. 18325-C01), the FFL of the proposed development (100.25) have been assessed as satisfying minimum requirements (99.85) in consideration of street and/or flood level information.

2.0 Verge Interaction

- 2.1 Verge interaction has been assessed as acceptable in accordance with the site layout shown in 'Site Plan' (GAMA Consulting - Drawing No. 18325-C01).

Regards

Ming Siow

6.4 37 & 37a Lindsay Street, PLYMPTON

Application No 211/1153/2017 (SCAP 211/C160/17)

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined Application: Land division - Community Title; SCAP No. 211/C160/17 (Unique ID 59452), Creating two additional allotments; and the construction of four (4) two storey group dwellings
APPLICANT	P V Regan
LODGEMENT DATE	26 September 2017
ZONE	Residential
POLICY AREA	Medium Density Policy Area 18
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 2
REFERRALS	Internal <ul style="list-style-type: none"> ▪ City Assets External <ul style="list-style-type: none"> ▪ SCAP ▪ SA Water
DEVELOPMENT PLAN VERSION	30 May 2017
RECOMMENDATION	Support with conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

With regard to residential development and land division applications, where all proposed allotments or sites fail to meet, nor are within 5% of the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

PREVIOUS OR RELATED APPLICATION(S)

211/1127/2003 Land Division - Community Title (DAC No. 211/C564/03)

This land division application subdivided the parent lot into two residential allotments and driveway (common property). Although approved, the rear allotment (37A Lindsay Street) was never developed. The original dwelling and associated outbuildings remain on 37 Lindsay Street.

SITE AND LOCALITY

The subject site is irregular in shape and made up of two allotments and common property as noted above. The subject site has a frontage of 15.2 metres (m), depth of 65.5m and an overall site area of 998.7 square metres (m²). It is located on the northern side of Lindsay Street and currently contains a single storey detached dwelling, veranda and domestic outbuilding.

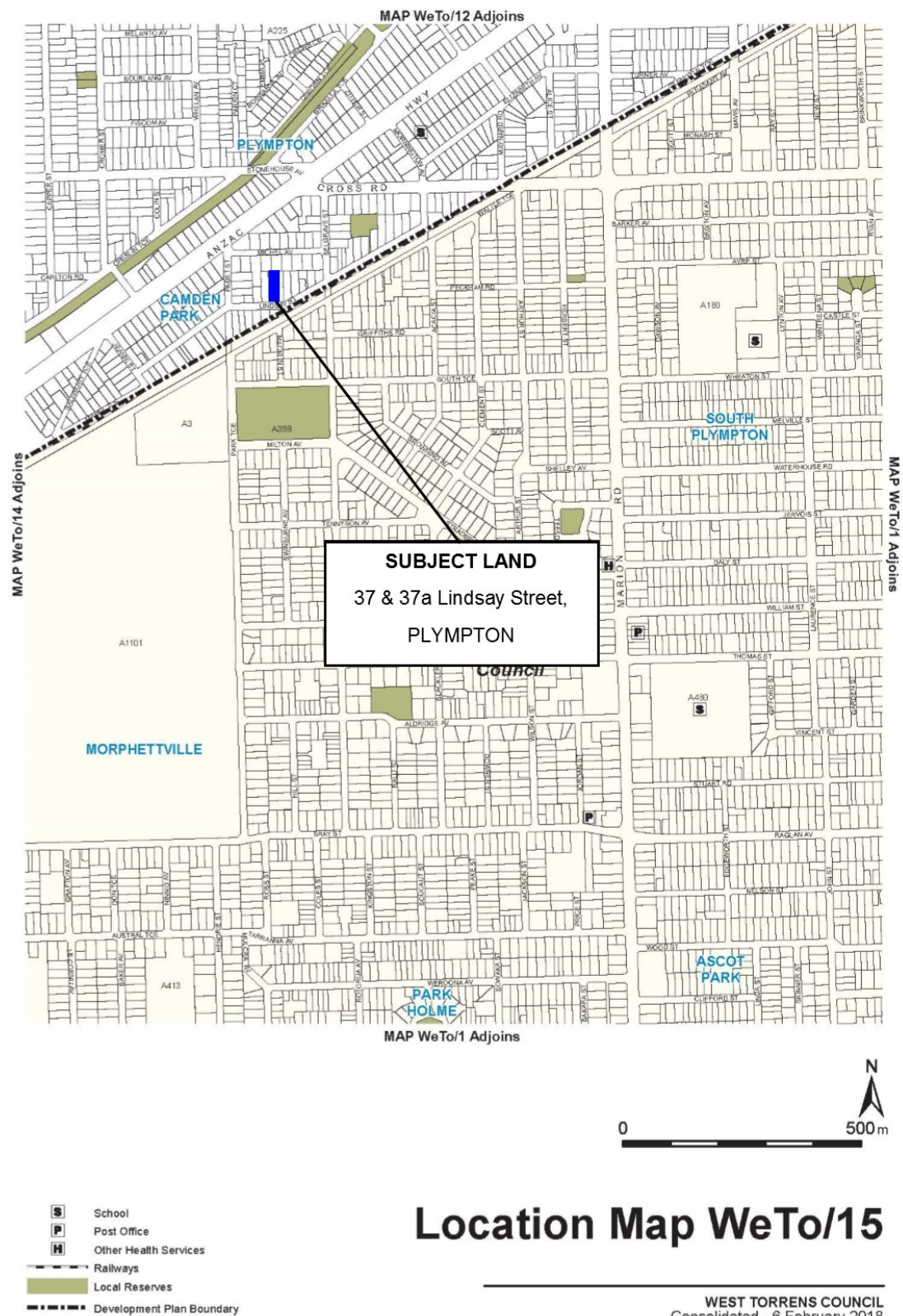
There is currently a double width crossover onto Lindsay Street located in the south western corner of the allotment. This crossover is set far enough away from both the street tree and stobie pole located to the front of the site so as not to raise any conflicts.

The subject site is not impacted by development constraints such as flooding or aircraft noise. The tram line and Plympton Park tram stop 11 is located 20m south east of the subject site.

The locality is residential in nature and comprised of a variety of built forms, typical of an area that has been rezoned to allow for higher density residential development. Single storey detached dwellings on large allotments are currently the most prevalent type of built form, however there are numerous examples of more recently developed residential flat buildings, such as the building located immediately west of the subject site.

The site and locality are shown on the following aerial image and locality plan.





PROPOSAL

The proposal seeks to obtain Development Plan Consent and Land Division Consent for a combined land division and built form application.

The land division portion of the application will alter the existing two residential allotments and community parcel into four residential allotments and community parcel. The residential allotments will vary in size from 158m² to 201m², resulting in an average lot size of 175.5m². The community lot has an area of 302m². Proposed lot 1 has a frontage to a public road, while the remaining lots front the common property.

The plan of division also includes some easements along the driveway, labelled on the plan of division as E, F, G and H. These have been put in place to resolve the encroachment of the guttering of the neighbouring building onto the subject site.

The proposed built form consists of four, two storey group dwellings. Each of these dwellings contain three bedrooms, two bathrooms, open plan kitchen living and dining area and double carport.

Landscaping is shown along the majority of the western side of the driveway and sporadically along the eastern side. The landscaping along the driveway has been sited to avoid conflict with the vehicle manoeuvring areas. Additional landscaping can be found between the dwelling proposed on lot 1 and the front boundary.

The bin storage area is located centrally along the western boundary of the site. This area will be used for three general rubbish bins, three recycling bins and two green waste bins. These bins will be shared by all of the future residents.

The dwellings will have a mixture of materials including corrugated Colorbond roofing, rendered Hebel panel walls and painted Scyon cladding. Where there is a possibility for overlooking, windows have been obscured to 1.7m in height above floor level.

A copy of the plans and supplementary information is contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Schedule 9 of the Development Regulations.

Properties notified:	14 properties were notified during the public notification process.
Representations:	Three representations were received, all of which were subsequently withdrawn.
Persons wishing to be heard:	No representors identified that they wish to address the Panel.
Summary of Representations:	Concerns were raised regarding the following matters; <ul style="list-style-type: none"> • Overlooking; • Detrimental impact to amenity; • Loss of vegetation on the back boundary; • Visual bulk and scale; • Overdevelopment of site; • Timing of the development; • Fence height should be higher than current fence; and • Any temporary fencing used during construction should not be visually permeable and secure.
Summary of response from applicant	The applicant met and/or discussed the proposal with each of the representors. This resulted in amended plans being drafted. The changes were: <ul style="list-style-type: none"> • All but one of the garages of the proposed dwellings are setback from the property boundaries; • An alfresco has been added to dwelling 4; and • Trees (Pinnacle Syzygium Australe) have been added along the northern property boundary to screen the proposed dwellings from the neighbouring property.

These changes to the proposal have resulted in all three of the representations being withdrawn.

A copy of the representations, applicant's response and the representors' requests for withdrawal are contained in **Attachment 2**.

REFERRALS

Internal

City Assets

Concerns were initially raised regarding the following matters;

- On site vehicle manoeuvrability;
- Stormwater detention;
- Waste management.

These issues have been resolved by way of amended plans.

Vehicle manoeuvrability has been resolved by the inclusion of a right of way in front of the garages of the dwellings and the provision of vehicular turn paths (refer **Attachment 1**).

The applicant has provided storm water calculations undertaken by Mlei Consulting Engineers. The calculations demonstrate the need for a 2000 litre tank to be installed and plumbed to each of the dwellings. The plans have been amended accordingly.

Waste management has been resolved by way of a sharing arrangement between future residents for three waste bins, three recycling bins and two green waste bins. The bin storage area is located centrally along the western side of the driveway.

A full copy of the relevant report is contained in **Attachment 3**.

External

SCAP

SCAP did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

SA Water

SA Water did not raise any concerns and imposed the standard suite of conditions with respect to the land division.

A copy of the relevant reports is contained in **Attachment 4**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone, Medium Density Policy Area 18 of the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8 & 10
<i>Design and Appearance</i>	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20 & 21
<i>Energy Efficiency</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3 & 4
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 5, 6, 7, 8 & 12
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5 & 6
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5, 6 & 7
<i>Residential Development</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 27, 28, 29, 30 & 31
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 2, 8, 9, 10, 11, 16, 17, 18, 19, 21, 22, 23, 24, 30, 31, 32, 33, 44 & 45
<i>Waste</i>	<i>Objectives</i>	1 & 2
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16

Zone: Residential Zone	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3 & 4
Principles of Development Control	1, 5, 6, 7, 9, 10 11, 12, 13 & 14

Policy Area: Medium Density Policy Area 18	
<p><i>Desired Character Statement:</i></p> <p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including residential flat buildings, row dwellings, group dwellings, semi-detached dwellings and some detached dwellings on small allotments. Allotment amalgamation to create larger development sites will occur to maximise the density of development while also achieving integrated design outcomes, particularly within a comfortable walking distance of centre zones. Vehicle access will occur from side streets and new rear public and private laneways wherever possible, also supporting the retention of existing street trees.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 3 storeys and provide a strong presence to streets, other than in the part of the policy area in Underdale, Ashford (other than allotments adjacent to Residential Character Ashford Policy Area 22) and allotments bounded by Anzac Highway, Morphet Road and Cromer Street in Camden Park where buildings will be up to 4 storeys. Parking areas and garages will be located behind the front facade of buildings.</i></p> <p><i>Buildings on the edge of the policy area which adjoin residential policy areas at lower densities will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk, and overshadowing.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objective	1
Principles of Development Control	1, 1, 4, 5, 6, 7 & 8

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE AREA <i>Medium Density Policy Area 18</i> PDC 6	150m ² (minimum for group dwelling)	185m ² (dwelling 1) 158m ² (dwellings 2 & 3) 201m ² (dwelling 4) Satisfies
SITE FRONTAGE <i>Medium Density Policy Area 18</i> PDC 6	7m (minimum)	7m (dwelling 1) See discussion below for dwellings 2 - 4 Satisfies
SITE COVERAGE <i>Medium Density Policy Area 18</i> PDC 5	70% (maximum)	55% (dwelling 1) 67% (dwellings 2 & 3) 63% (dwelling 4) 44% (total site) Satisfies
PRIMARY STREET SETBACK <i>Medium Density Policy Area 18</i> PDC 5	3m (minimum)	3m (dwelling 1) Satisfies
SIDE SETBACKS <i>Residential Zone</i> PDCs 11 & 13	1m (minimum where vertical side wall is 3m or less) or 0m (for maximum of 8m) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Ground Floor</u> 1.5m (dwelling 1) 0 for 6m (dwelling 2) 0 for 8m (dwelling 3) 0 for 5.8m (dwelling 4) <u>Upper level</u> 2m (dwelling 1) 0m (dwelling 2) 0m (dwelling 3) 3m (dwelling 4) Does Not Satisfy
REAR SETBACK <i>Medium Density Policy Area 18</i> PDC 5	4m (minimum)	1.5m (dwellings 1 & 2) 0.9m (dwelling 3) 0.2m (dwelling 4) Does Not Satisfy

BUILDING HEIGHT <i>Medium Density Policy Area 18</i> <i>PDC 5</i>	3 storeys or 12.5m (maximum)	2 storeys (dwellings 1 - 4) Satisfies
INTERNAL FLOOR AREA <i>Residential Development</i> <i>PDC 9</i>	100m ² (minimum)	144m ² (dwelling 1) 154m ² (dwellings 2 & 3) 147 m ² (dwelling 4) Satisfies
CAR PARKING SPACES <i>Transportation and Access</i> <i>PDC 34</i>	8 car parking spaces + 1 visitor space	2 covered spaces per dwelling 0 visitor space Does Not Satisfy
STORAGE <i>Residential Development</i> <i>PDC 31</i>	8m ³ (minimum)	12m ³ (dwelling 1) 8m ³ (dwellings 2 & 3) 9m ³ (dwelling 4) Satisfies
LANDSCAPING <i>Landscaping, Fences and Walls</i> <i>PDC 4</i>	10% (minimum)	9% (88m ²) Does Not Satisfy
PRIVATE OPEN SPACE <i>Residential Development</i> <i>PDC 19</i>	<u>Lots <300m²</u> 24m ² (minimum) 3m (minimum dimension) 16m ² (minimum directly accessible from a habitable room).	<u>Dwelling 1</u> 24m ² (total) 3m (dimension) 24m ² (accessed from habitable room) <u>Dwellings 2 & 3</u> 25m ² (total) 3m (dimension) 25m ² (accessed from habitable room) <u>Dwelling 4</u> 44m ² (total) 4m (dimension) 44m ² (accessed from habitable room) Satisfies

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Site Area and Frontage

Medium Density Policy Area 18 calls for group dwellings to have a minimum site area of 150m² and a street frontage of 7m. While all of the proposed allotments meet the minimum site area, only lot 1 meets the minimum frontage requirement. Lots 2, 3 and 4 on the other hand address the common driveway and have no frontage to a public road.

It is unusual to have a minimum frontage specified for a group dwelling as the definition of a group dwelling in Schedule 1 of the *Development Regulations 2008* states:

"group dwelling means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation."

On this basis, in order for dwellings to be considered group dwellings, at least one dwelling cannot have a frontage to a public road. The lack of frontage for lots 2, 3 and 4 is therefore not considered fatal to the application, especially since PDC 1 of the policy area specifically identifies group dwellings as an envisaged use.

Existing Character

The character of the area is in a state of change where larger allotments, traditionally accommodating a single storey detached dwelling, are being demolished and land is being subdivided. This has been enabled by the change in zoning that occurred in 2015.

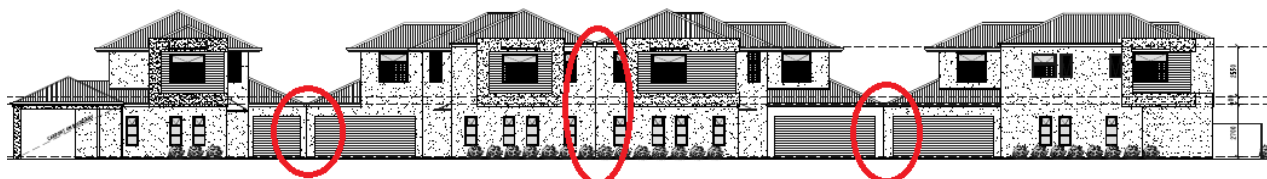
Two infill developments have occurred immediately adjacent the subject site, one to the north and one to the west. The development to the west is almost identical to the proposed development with the exception of the carports being located on the boundary and less landscaping being provided. This development was approved in 2017 under the same provisions applying to the subject development.

The development behind the subject site to the north is in the form of four row dwellings, each of which has a direct frontage to Michel Avenue.

Setbacks

The proposed development fails to meet both the 2m upper level side setback between dwellings 2 and 3 and the minimum 4m rear setback across all dwellings.

Although the proposed dwellings are group dwellings, they are to be constructed to the common boundary between dwellings so that they appear to be a residential flat building. Dwellings 1 and 2 and dwellings 3 and 4 have abutting carport walls, whilst dwellings 2 and 3 have a 2 storey abutting wall. It is the 2 storey abutting wall between dwellings 2 and 3 that does not meet the 2m setback described in PDC 11 of the Residential Zone.



This is not considered to be fatal to the proposal as the built form in its entirety will be visually indistinguishable from that of a residential flat building. Had the proposed development been a residential flat building (where the walls between dwellings 2 and 3 would have been a party wall rather than two abutting walls) the 2m setback would not be applicable. Accordingly, the failure to meet the minimum upper level setback requirement is not considered to be unreasonable.

The rear setbacks of the proposed development also fail to meet the 4m minimum described in PDC 5 of the policy area (which applies across all floor levels). The original proposal had carports built to the rear boundaries, however this was changed as part of the applicant's negotiations with representors. The proposed carports now have setbacks from the rear boundary ranging from 0.15m to 1.5m.

In addition, the upper level of the dwellings have minimum rear setbacks of 2m which extend to 3m for the remainder of the building. These setbacks also fail to meet the 4m minimum requirement of PDC 5 of the policy area. The deficiencies in rear setback are not considered fatal to the proposal for the following reasons:

- **Overshadowing**

The proposed development will cause some overshadowing to the adjoining properties, however due to the north south orientation of the allotment, there will be in excess of 3 hours available to the private open space and habitable room windows of the adjoining dwellings during the winter solstice. The proposed development therefore exceeds the minimum requirement of PDC 11 of the Residential Development module of the Development Plan.

- **Other local examples**

A number of other dwellings in the locality have rear setbacks less than the 4m minimum sought by PDC 5 of the policy area. The most relevant example is located immediately west of the subject site at 35A, B, C and D Lindsay Street. This built form is akin to the proposed development in that it is formed of four dwellings with a common driveway on the western side of the site and carports built to the eastern boundary. These dwellings were approved in 2017 and built in early 2018.

Other dwellings in the area that have been built within 4m of the rear boundary include:

- 1/1, 2/1 & 3/1 Padget Street;
- 31A Lindsay Street;
- 43 Lindsay Street;
- 43A Lindsay Street;
- 17 Michel Avenue;
- 32 Lindsay Street; and
- 36 Lindsay Street.

The prevalence of these examples is considered to have sufficiently altered the existing character of the area to diminish the impact of the rear setback deficiencies of the proposed development.

For these reasons, the failure to meet the policy area requirement for a 4m rear setback is not considered fatal to the proposed development. Further, the narrow depth of the proposed allotments, at 9.7m to 15.2m, would make it physically difficult to develop a dwelling on them whilst maintaining a 4m rear setback.

Visual Impact

Objective 1 of the Design and Appearance module calls for a high standard of design and appearance that responds to and reinforces positive features of the local environment and built form.

The proposed dwellings will contain a mix of materials such as rendered walls, painted Stria panel, corrugated iron roof and an expressed rendered band around windows on the front facade. This results in a reserved but contemporary design incorporating materials commonly found within the local area.

The majority of the built form articulation can be found on the western facades facing the common driveway. The eastern (rear) façade has some articulation as the carport, bedroom 3 and the remaining part of each dwelling (which constitutes the largest proportion of the buildings) are all setback different distances from the rear boundary. Fenestration has been added to this wall, which aids in breaking up the extent of blank wall.

The dwellings are proposed to incorporate a palette of light and dark colours that will add some visual interest to the proposed development.

Accordingly, it is considered that the proposed design satisfies the relevant design and appearance provisions of the Development Plan.

Vehicular Access and Car Parking

The applicant has provided turning paths demonstrating that vehicles can enter and exit the site in a forward direction. In addition, the driveway is wide enough in three locations to allow two vehicles to pass. As a result, the proposed access arrangements and driveway design is supported by City Assets.

The Development Plan calls for 2 car parking spaces (with 1 to be covered) for each group dwelling with an additional 0.25 space per dwelling for visitors. The proposal provides a total of 8 car parks made up of 2 undercover car parks for each dwelling. The proposal does not provide an onsite visitor car park.

As the subject site is located immediately north-east of the Plympton Park tram stop 11 and is only 320m away from bus stop 14 on Anzac Highway, the lack of a visitor car park is not considered fatal to the application. Such convenient access to public transport is considered to sufficiently address the lack of a visitor car parking space on site.

Landscaping

PDC 4 of the Landscaping, Fences and Walls module calls for a minimum of 10% of the site to be landscaped. The proposal falls short in this regard as only 9% of the site has been designated for landscaping.

A key consideration of the appropriateness of landscaping is its impact on urban heat loading. For a development such as this, more hard paved surfaces are being introduced which in turn increases the urban heat load. As the major contributors to urban heat load are driveways and walls, the Development Plan anticipates the provision of appropriate landscaping to help mitigate heat loading impacts. The proposed development includes landscaping in several gardens beds along the common driveway, in the front garden of dwelling 1 and also within the private open space of each dwelling. Due to the amount of hard paved surface, the driveway will continue to contribute to the urban heat load.

The proposed landscaping is to be located along parts of the common driveway, along the front boundary and within the private open space of each dwelling. It is comprised of the following shrubs, strap leaf plants and grasses:

- Pink Crowea
- Pinnacle Syzygium Australe
- Dwarf Abelia
- French Lavander
- Mexican orange blossom
- Dwarf Purple NZ Flax
- Flax Lilyduanella
- Tasminica
- Mauve Liriope
- Kikuyu Grass

It is unlikely that more landscaping could be provided due to the area needed for vehicle manoeuvring. Products like Grasscrete would not be advisable here as most of the driveway is used for vehicle manoeuvring with car tyres likely to 'scrape' the vegetation away.

As the site is considered to present well to the public realm, with a reasonable amount of the vegetation proposed at the front of the site, the 1% deficiency is considered minor in nature and not fatal to the application.

Stormwater

The applicant has provided a stormwater calculations report developed by Mlei Consulting Engineers which shows that the post development stormwater flow will be restricted to 6.18 litres per second. This has been achieved by the installation of 2000 litre rainwater tanks for each dwelling and a 29.5mm outlet orifice.

City Assets has advised that the proposed design will capture stormwater from a minimum of 90% of the proposed roofed area, which is to be directed to the tanks and plumbed into toilets and the laundry. This design is over and above what is required as part of the Building Code of Australia and will help to minimise the impact on Council's infrastructure as a result of the proposed development.

Waste

The subject site does not have a frontage that is wide enough to accommodate bins for each of the four proposed dwellings. A satisfactory outcome has been negotiated that will see three general waste, three recycling and two green bins shared amongst all dwellings. City Assets considers this to be an acceptable alternative.

The shared bins will be stored along the western boundary of the site, approximately half way along the common driveway. As they are shared bins, they need to be accessible to all residents and therefore could not be placed in the rear gardens of each dwelling. With the proposed design, there are only two locations suitable to store the shared bins, either within the front garden of dwelling 1 or along the driveway. Locating the bins within the front yard of dwelling 1 was considered to provide an unacceptable level of visual and streetscape amenity which led to the bins being sited within the common driveway in an area where conflicts between vehicle movements from each carport would be avoided.

It is acknowledged that this is not an ideal outcome as the bins are located directly adjacent the private open space of two neighbouring dwellings immediately west of the subject site. However, as no concerns have been raised by the representors about the bin location, it has been deemed acceptable on an on-balance basis.

SUMMARY

The proposed development exhibits some deficiencies in respect to setbacks, landscaping and on site car parking, but these deficiencies are not considered sufficient to warrant refusal of Development Plan Consent. The proposed development is generally envisaged and supported by the Desired Character and relevant provisions of the Residential Zone and Medium Density Policy Area 18 in which it sits.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 30 May 2017 and warrants Development Plan Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/1153/2017 by P V Regan to undertake a combined application: Land division - Community Title; SCAP No. 211/C160/17 (Unique ID 59452), creating two additional allotments; and the construction of four (4) two storey group dwellings at 37 & 37a Lindsay Street, Plympton (CT 5955/376) subject to the following conditions of consent (and any subsequent or amended condition that may be required as a result of the consideration of reserved matters under Section 33(3) of the Development Act):

Development Plan Consent Conditions

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.
3. That all landscaping shall be planted in accordance with the approved plans prior to the occupancy of the development. Any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.
4. That the upper level windows on the northern, eastern and western facades of the dwellings shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall be maintained in a reasonable condition at all times.

Land division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

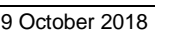
5. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0064304).

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

6. Payment of \$13660 into the Planning and Development fund (2 lots @ \$6830 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
 7. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
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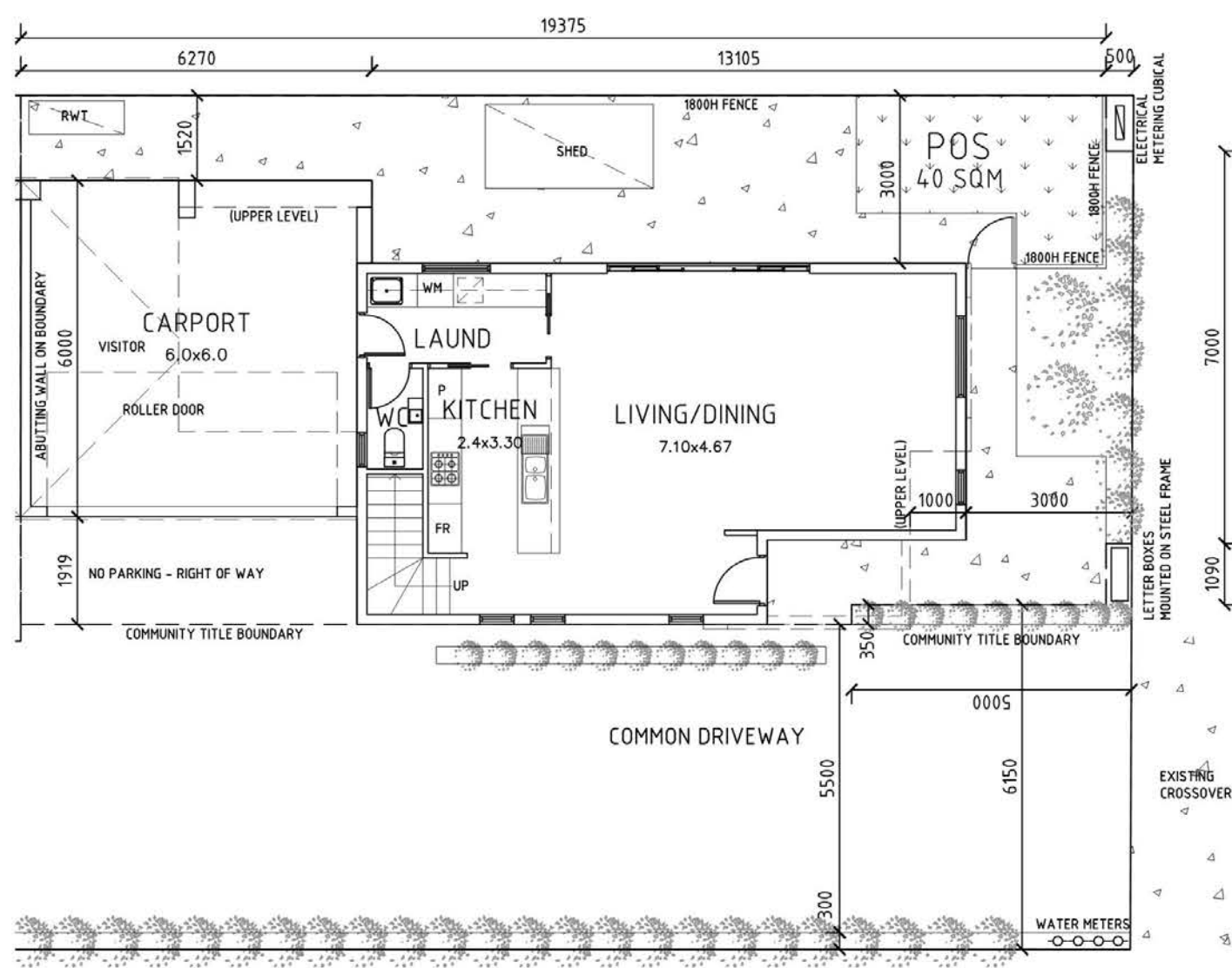
Attachments

1. **Plans and Supporting Information**
2. **Representations and Response to Representations**
3. **City Assets Referral**
4. **SCAP and SA Water referrals**

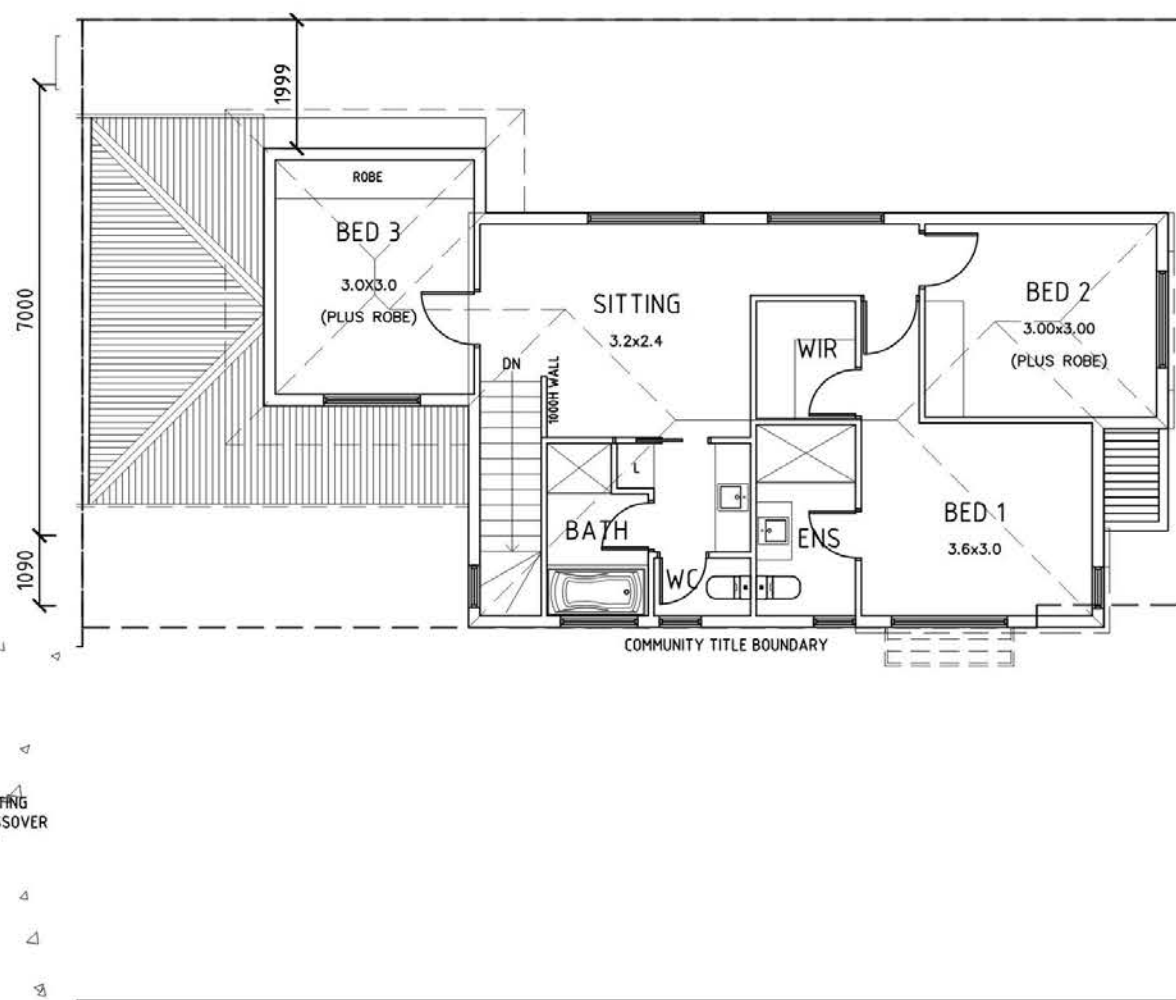
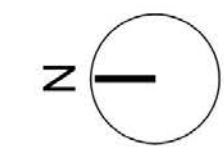




9 October 2018



FLOOR PLAN — GROUND LEVEL
1:100



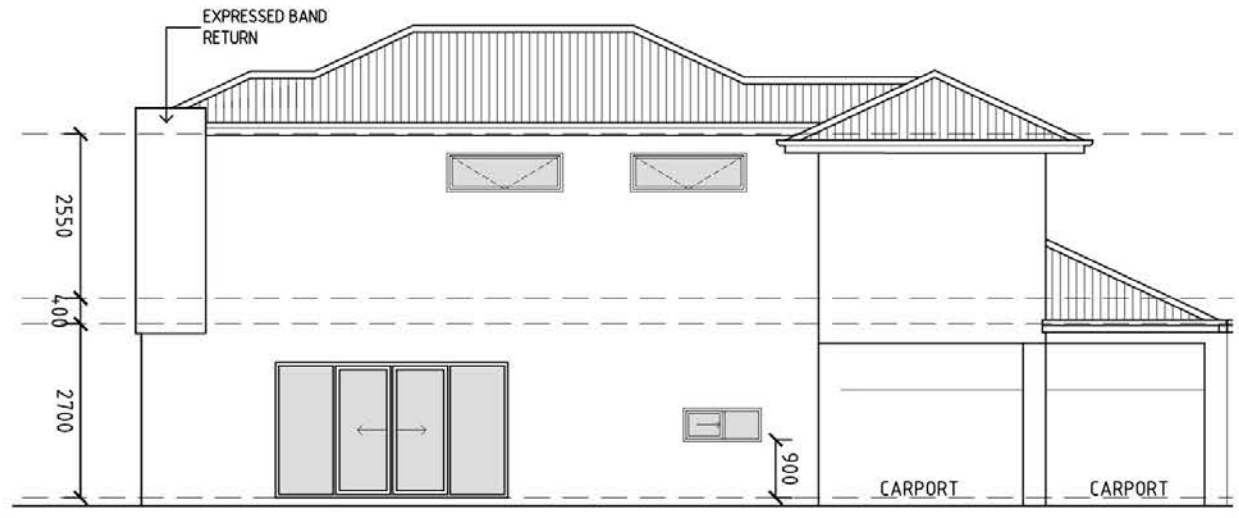
FLOOR PLAN — UPPER LEVEL
1:100

AREAS - ALLOTMENT 1:	
L. LIVING	64.70
U. LIVING	79.93
CARPORT	37.00
TOTAL	181.63

AMMENDMENTS : (1) — 03.11.2017 AMMENDMENTS FOR COUNCIL (2) 15.05.18 MINOR AMMENDMENTS (3) 28.05.18 ADD CARPORT (4) 09.08.18 AMMEND CARPORTS RES 1,2&3 (5)	 <div>RESIDENTIAL & COMMERCIAL</div>	Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small>	PROPOSED DEVELOPMENT ADDRESS 37 LINDSAY STREET PLYMPTON CLIENT URBAN INFILL GROUP	DRAWING TITLE FLOOR PLAN — RES 1		
				STATUS : SKETCH DESIGN		
				SCALE	DRAWING	PROJECT
				1:100 @ A3	A02	2017-16



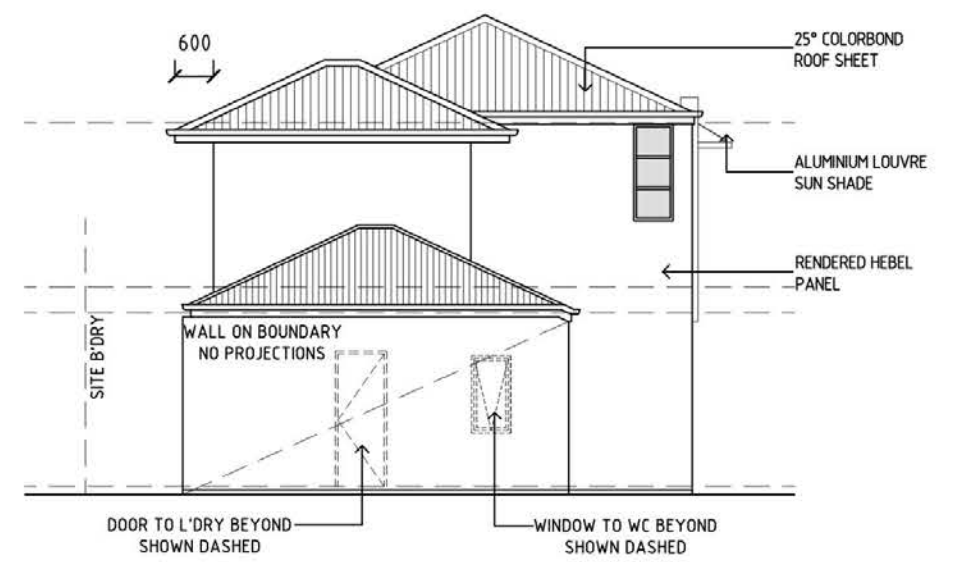
SOUTH ELEVATION – STREET
1:100



EAST ELEVATION – REAR
1:100



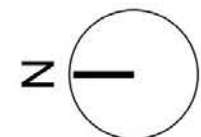
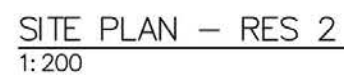
WEST ELEVATION – FRONT
1:100



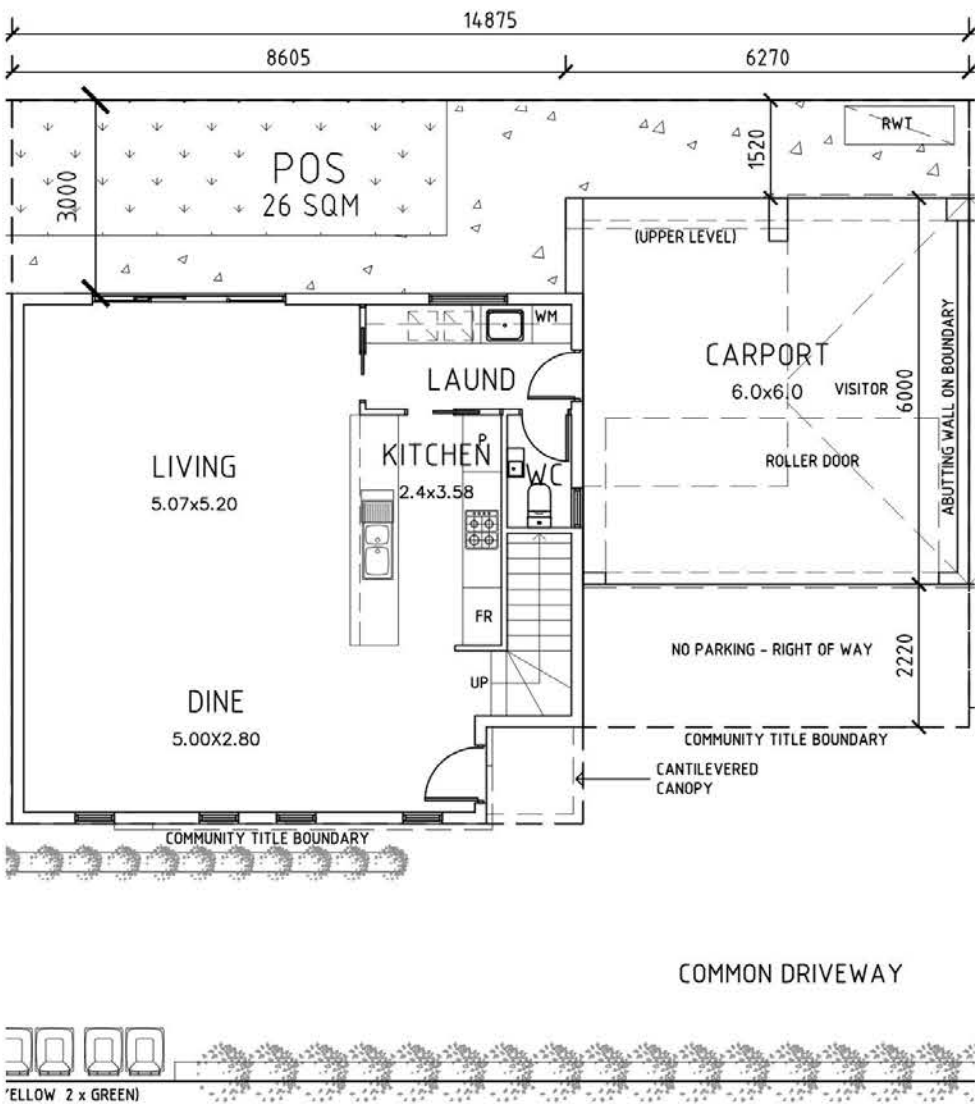
NORTH ELEVATION
1:100

NOTE:
ALL UPPER LEVEL WINDOWS TO
HAVE OBSCURE GLASS TO 1700AFL
AND A 125MM RESTRICTED OPENING

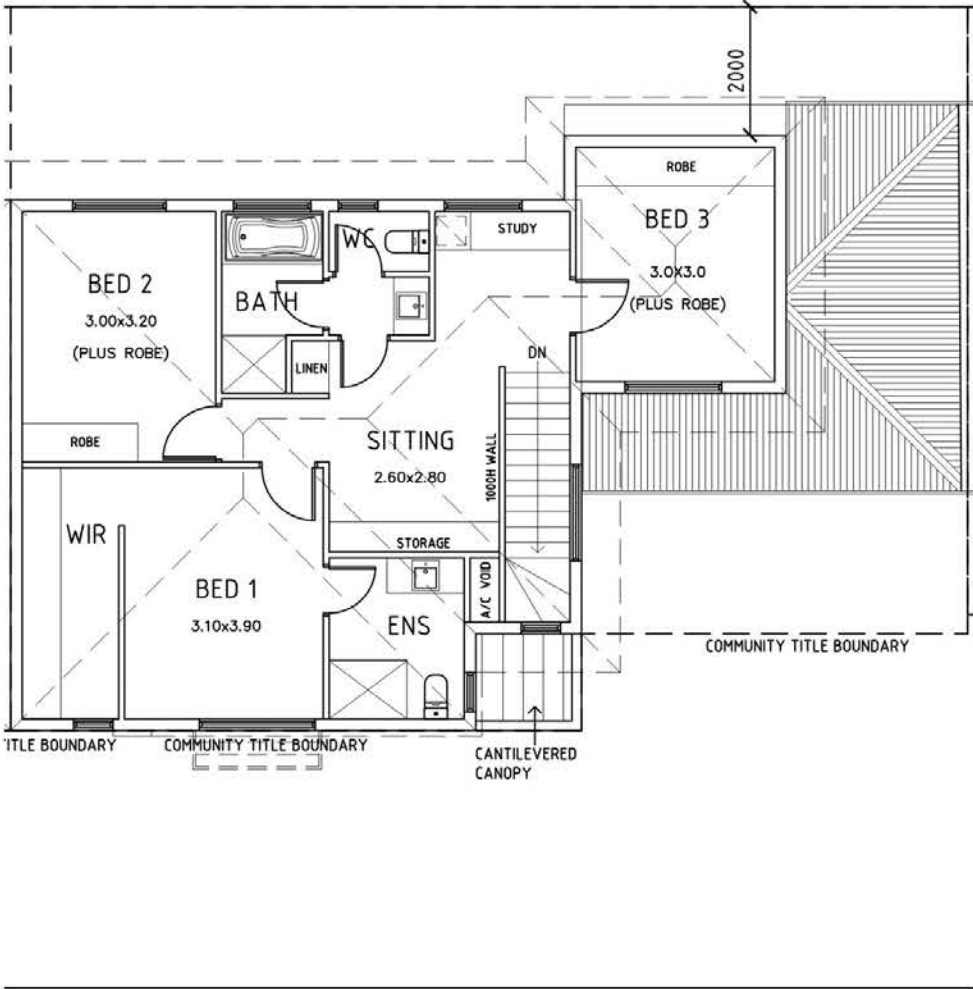
AMMENDMENTS :		<div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div> <div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		ADDRESS	37 LINDSAY STREET PLYMPTON	ELEVATIONS – RES 1		
(2) 15.05.18	MINOR AMMENDMENTS		CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 28.05.18	ADD CARPORT				SCALE	DRAWING	PROJECT
(4) 09.08.18	AMMEND CARPORTS RES 1,2&3				1:100 @ A3	A03	2017-16
(5)							



9 October 2018

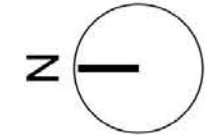


FLOOR PLAN – GROUND LEVEL
1:100



FLOOR PLAN – UPPER LEVEL
1:100

AREAS – ALLOTMENTS 2:	
L. LIVING	70.87
U. LIVING	83.65
CARPORT	36.00
TOTAL	190.52



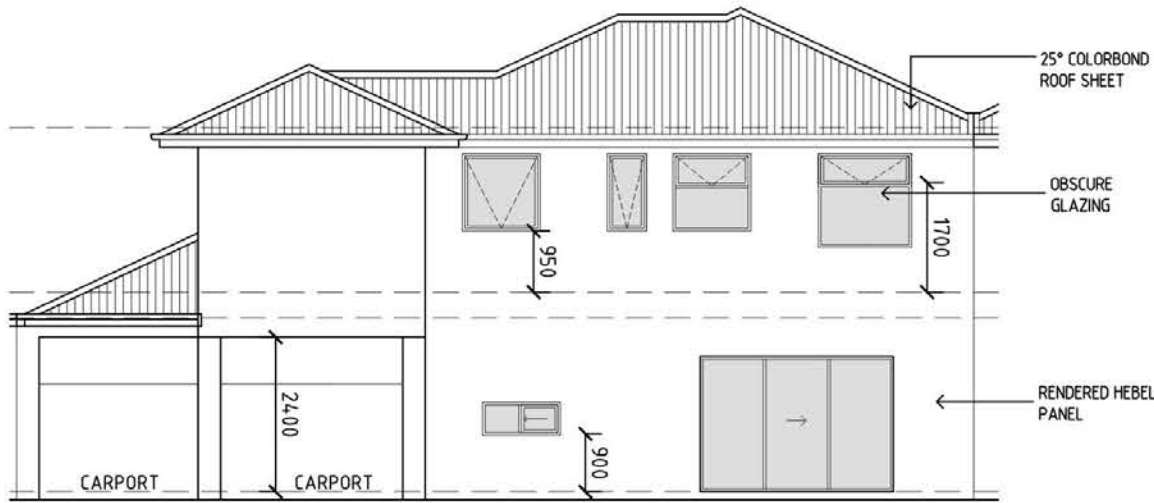
AMMENDMENTS :	
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL
(2) 15.05.18	MINOR AMMENDMENTS
(3) 28.05.18	ADD CARPORT
(4) 09.08.18	AMMEND CARPORTS RES 1,2&3
(5)	



Telephone : 0413 617 580
leon@lsdesignconstruct.com.au
ABN 38 395 290 968
BLD 202375
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C. COPYRIGHT
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TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN
AUTHORITY IS GIVEN BY LEON SELTSIKAS

PROPOSED DEVELOPMENT	
ADDRESS	37 LINDSAY STREET PLYMPTON
CLIENT	URBAN INFILL GROUP

DRAWING TITLE		
FLOOR PLAN – RES 2		
STATUS : SKETCH DESIGN		DRAWN - LS
SCALE	DRAWING	PROJECT
1:100 @ A3	A02-A	2017-16



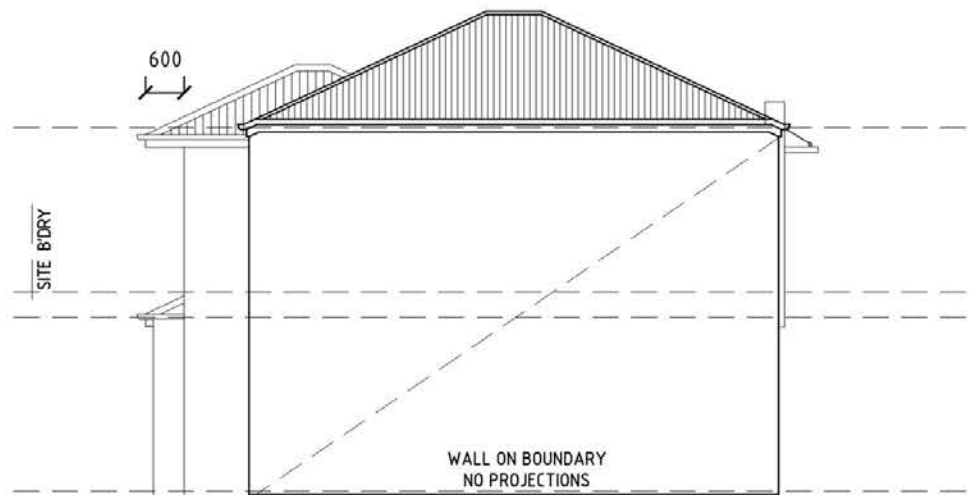
EAST ELEVATION – REAR
1:100



SOUTH ELEVATION – BOUNDARY
1:100



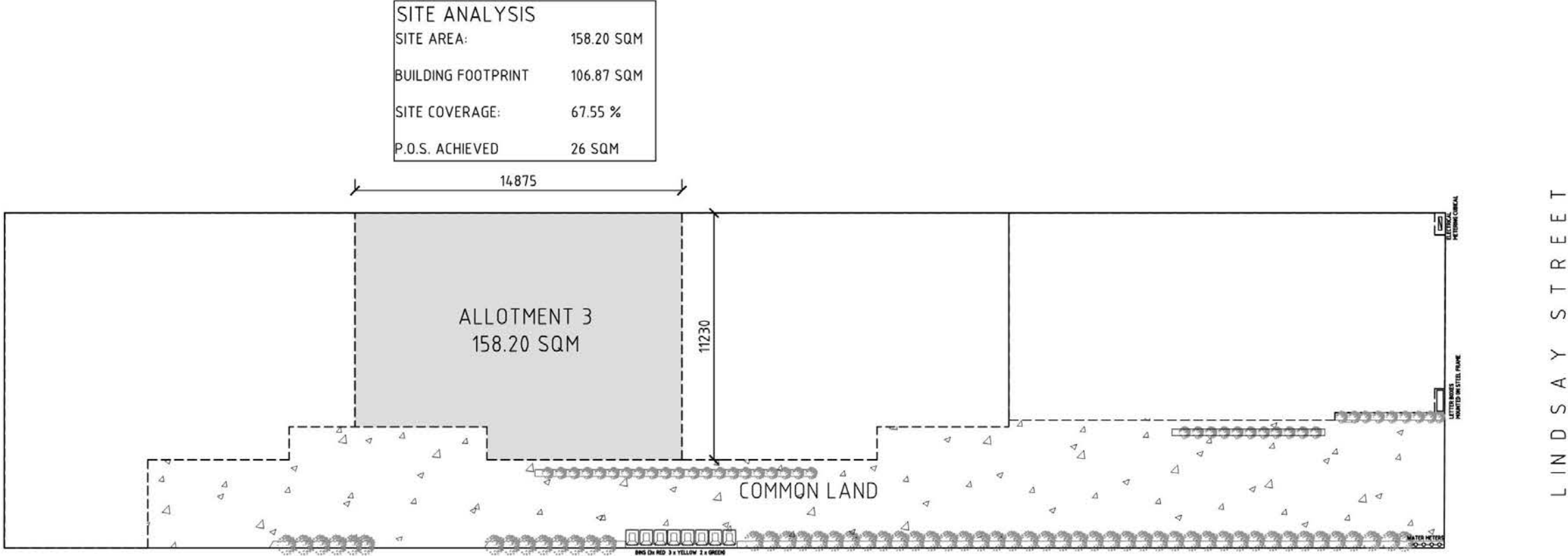
WEST ELEVATION – FRONT
1:100



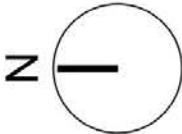
NORTH ELEVATION – BOUNDARY
1:100

NOTE:
ALL UPPER LEVEL WINDOWS TO
HAVE OBSCURE GLASS TO 1700AFL
AND A 125MM RESTRICTED OPENING

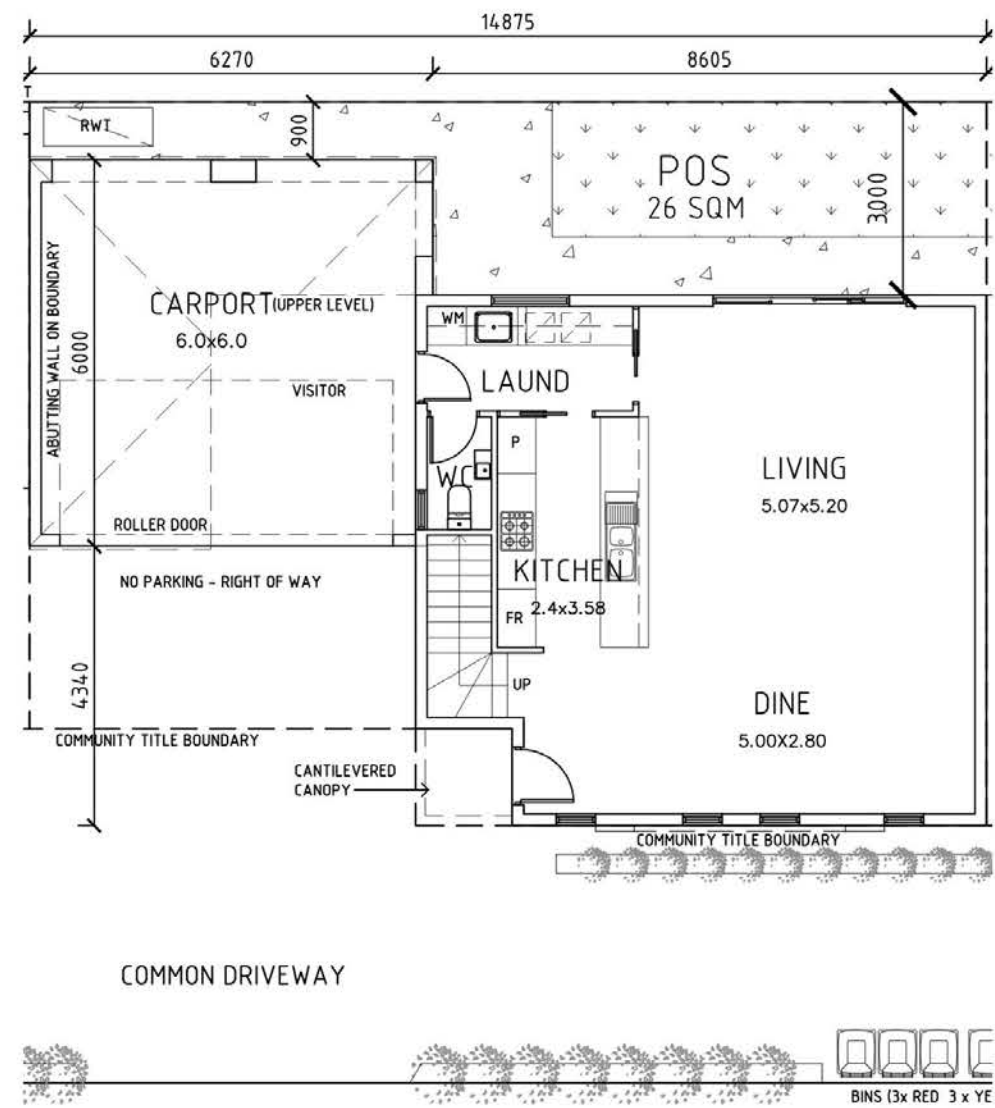
AMMENDMENTS :		<div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div> <div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		ADDRESS	37 LINDSAY STREET PLYMPTON	ELEVATIONS – RES 2		
(2) 15.05.18	MINOR AMMENDMENTS		CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 28.05.18	ADD CARPORT				SCALE	DRAWING	PROJECT
(4) 09.08.18	AMMEND CARPORTS RES 1,2&3				1:100 @ A3	A03-A	2017-16
(5)							



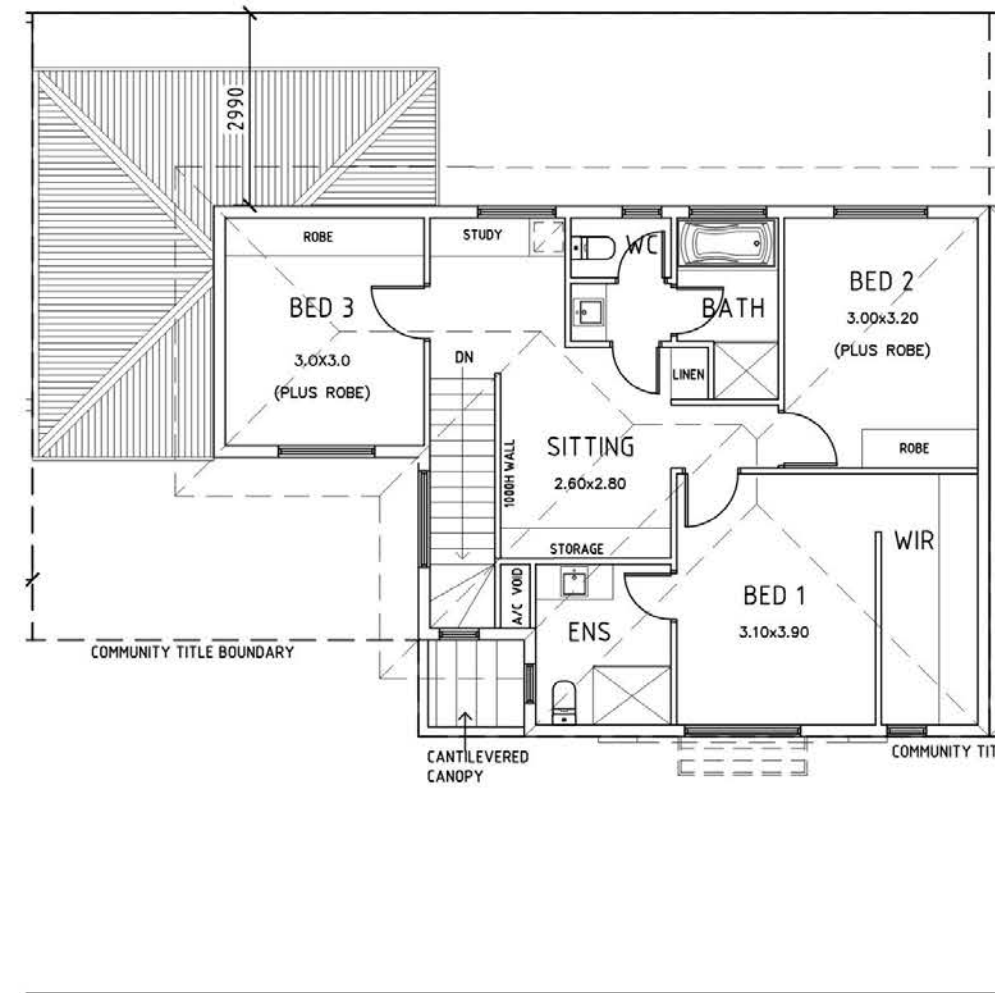
SITE PLAN – RES 3
1:200



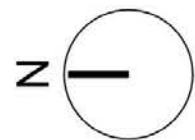
AMMENDMENTS :		<div><div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div><div><div>Telephone : 0413 617 580</div><div>leon@lsdesignconstruct.com.au</div><div>ABN 38 395 290 968</div><div>BLD 202375</div><div>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT.</div><div>C. COPYRIGHT</div><div>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</div></div></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		ADDRESS	37 LINDSAY STREET PLYMPTON	SITE PLAN – RES 3		
(2) A 08.01.2017	AMENDMENTS FOR COUNCIL		CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 15.05.18	MINOR AMMENDMENTS				SCALE	DRAWING	PROJECT
(4) 28.05.18	ADD CARPORT				1: 200 @ A3	A01–B	2017–16
(5) 09.08.18	AMMEND CARPORTS RES 1,2&3						



FLOOR PLAN – GROUND LEVEL
1:100

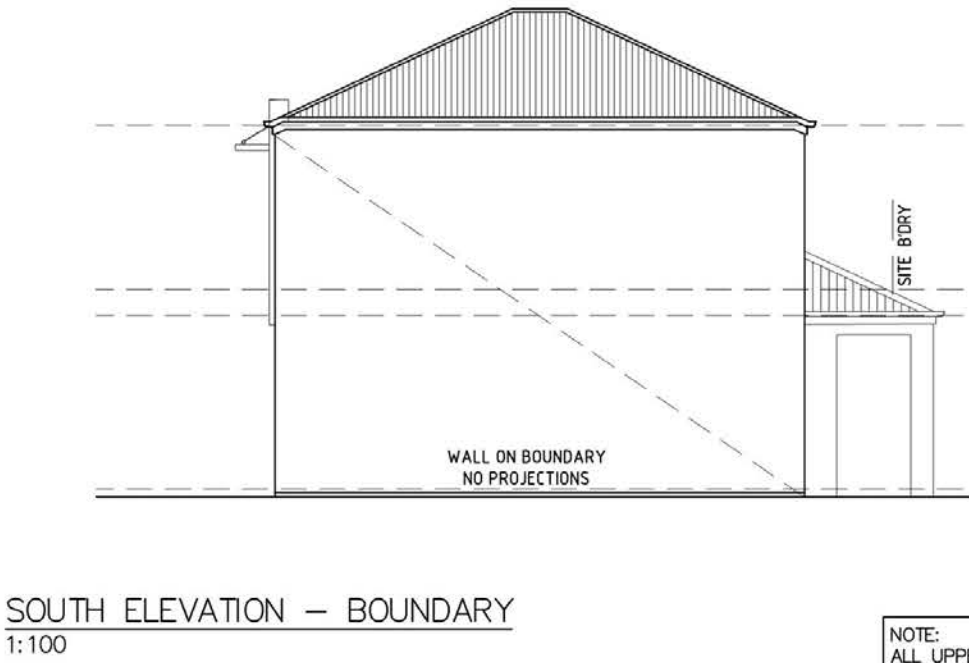
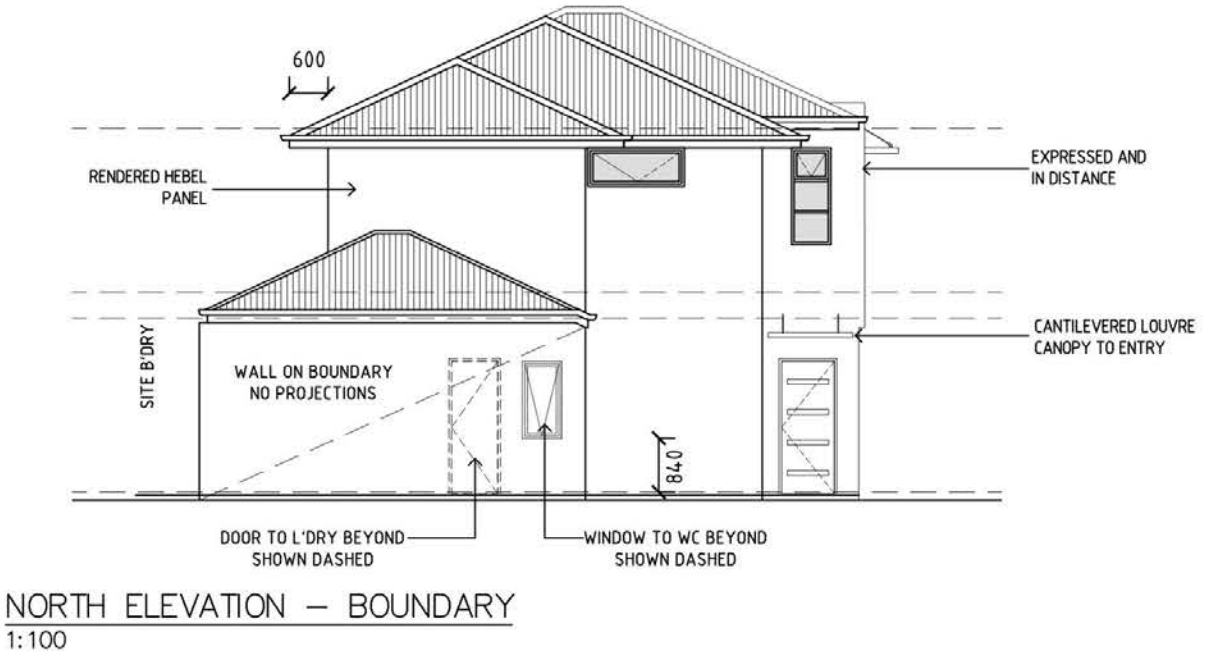
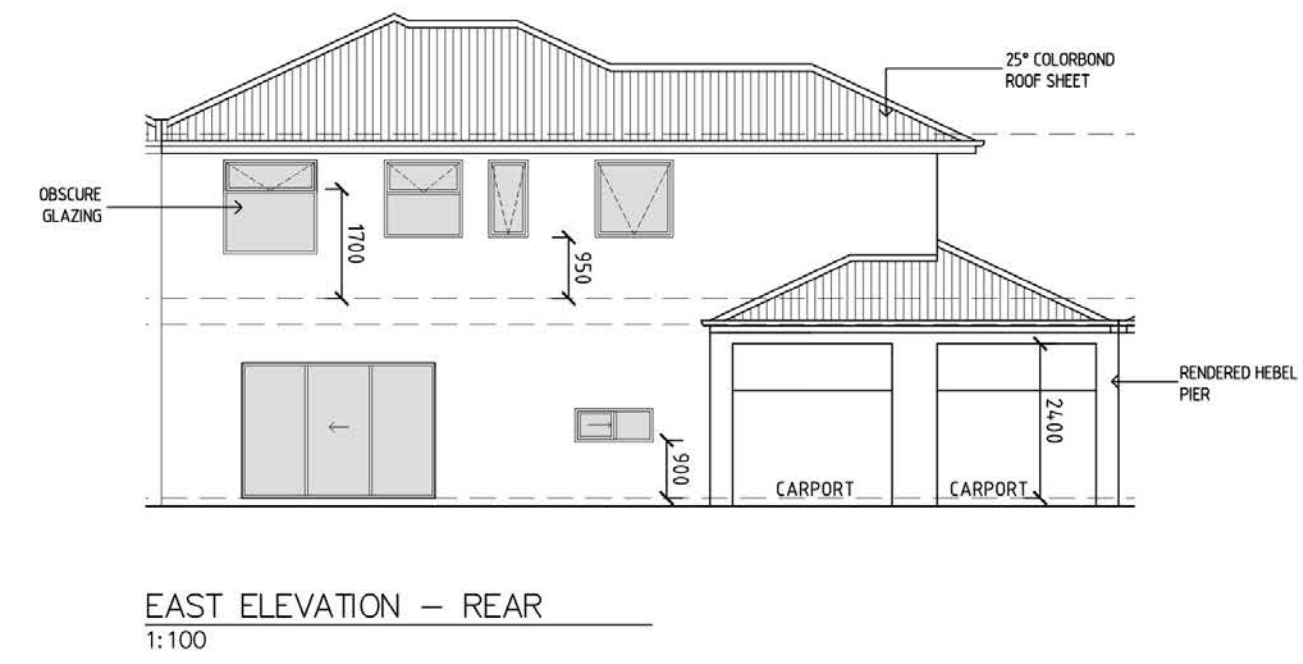


FLOOR PLAN – UPPER LEVEL
1:100



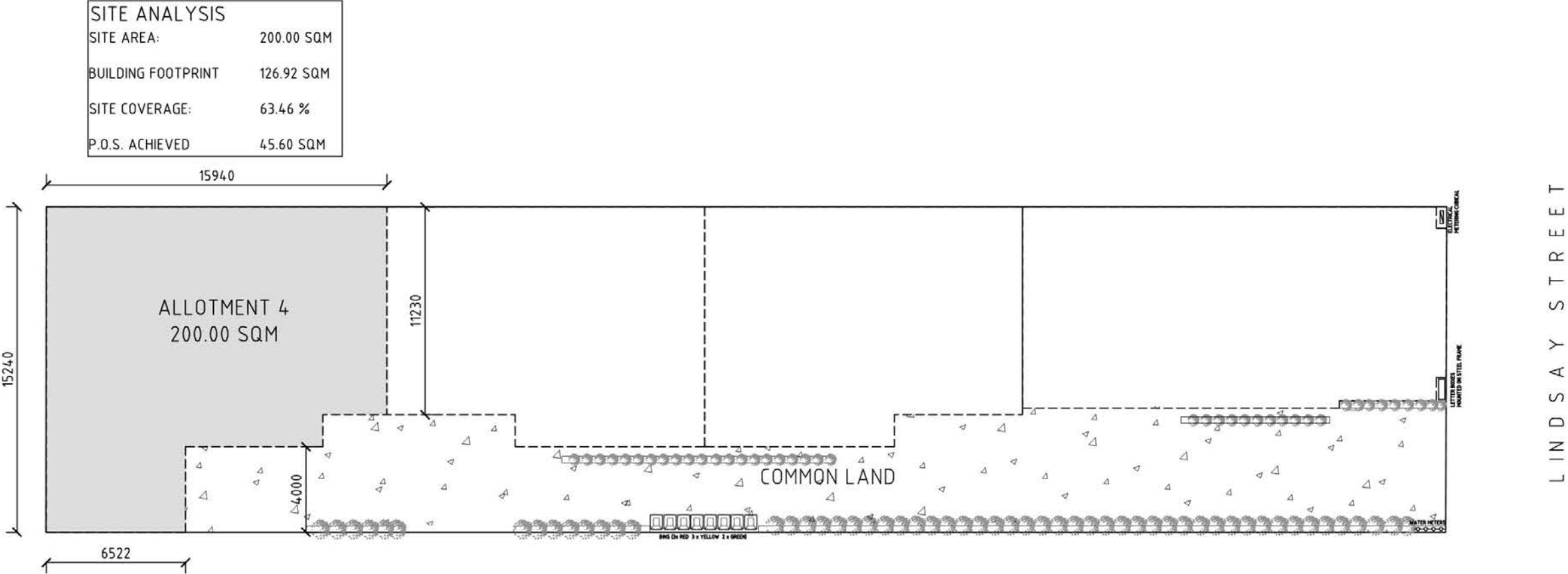
AREAS - ALLOTMENT 3:	
L. LIVING	70.87
U. LIVING	83.65
CARPORT	36.00
TOTAL	190.52

AMMENDMENTS :		LS DESIGN CONSTRUCT RESIDENTIAL & COMMERCIAL	Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMMENDMENTS FOR COUNCIL			ADDRESS	37 LINDSAY STREET PLYMPTON	FLOOR PLAN – RES 3		
(2) 15.05.18	MINOR AMMENDMENTS			CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 28.05.18	ADD CARPORT					SCALE	DRAWING	PROJECT
(4) 09.08.18	AMMEND CARPORTS RES 1,2&3					1:100 @ A3	A02-B	2017-16
(5)								

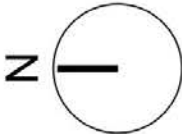


NOTE:
ALL UPPER LEVEL WINDOWS TO
HAVE OBSCURE GLASS TO 1700AFL
AND A 125MM RESTRICTED OPENING

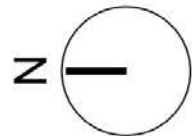
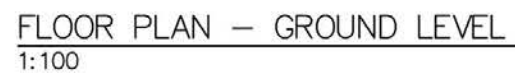
AMMENDMENTS :		<div><div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div><div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small></div></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		ADDRESS	37 LINDSAY STREET PLYMPTON	ELEVATIONS – RES 3		
(2) 15.05.18	MINOR AMMENDMENTS		CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 28.05.18	ADD CARPORT				SCALE	DRAWING	PROJECT
(4) 09.08.18	AMMEND CARPORTS RES 1,2&3				1:100 @ A3	A03–B	2017–16
(5)							



SITE PLAN – RES 4
1:200



AMMENDMENTS : (1)–03.11.2017 AMENDMENTS FOR COUNCIL (2)A 08.01.2017 AMENDMENTS FOR COUNCIL (3) 15.05.18 MINOR AMMENDMENTS (4) 28.05.18 ADD CARPORT (5)	<div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div> <div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small></div>	PROPOSED DEVELOPMENT ADDRESS 37 LINDSAY STREET PLYMPTON CLIENT URBAN INFILL GROUP	DRAWING TITLE SITE PLAN – RES 4		
			STATUS : SKETCH DESIGN		
			SCALE 1:200 © A3	DRAWING A01–C	PROJECT 2017–16
			DRAWN - LS		

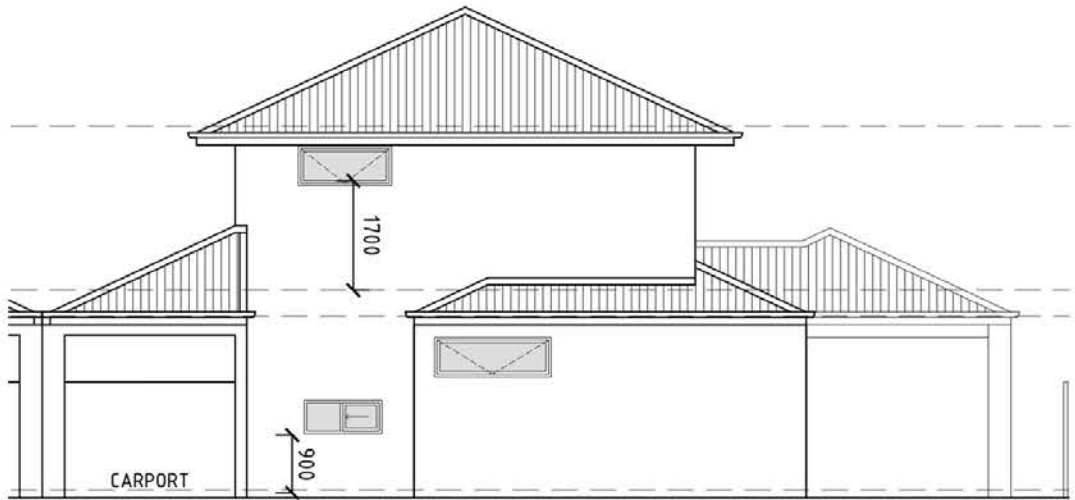


AREAS - ALLOTMENT 4:	
L. LIVING	86.47
U. LIVING	61.00
CARPORT 1	18.00
CARPORT 2	22.45
ALFRESCO	15.10
TOTAL	203.02

AMMENDMENTS :		<div><div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div><div><div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375</div><div>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT</div><div>C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORIZATION IS OBTAINED BY LS DESIGN CONSTRUCT PTY LTD</div></div></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		<div>ADDRESS</div> <div>37 LINDSAY STREET PLYMPTON</div> <div>CLIENT</div> <div>URBAN INFILL GROUP</div>	FLOOR PLAN – RES 4			
(2) – 21.03.2018	REAR LANDSCAPING			STATUS : SKETCH DESIGN		DRAWN - LS	
(3) 15.05.18	MINOR AMMENDMENTS			SCALE	DRAWING	PROJECT	
(4) 28.05.18	ADD CARPORT			1:100 @ A3	A02–C	2017–16	
(5)							



NORTH ELEVATION – SIDE
1:100



EAST ELEVATION – REAR
1:100



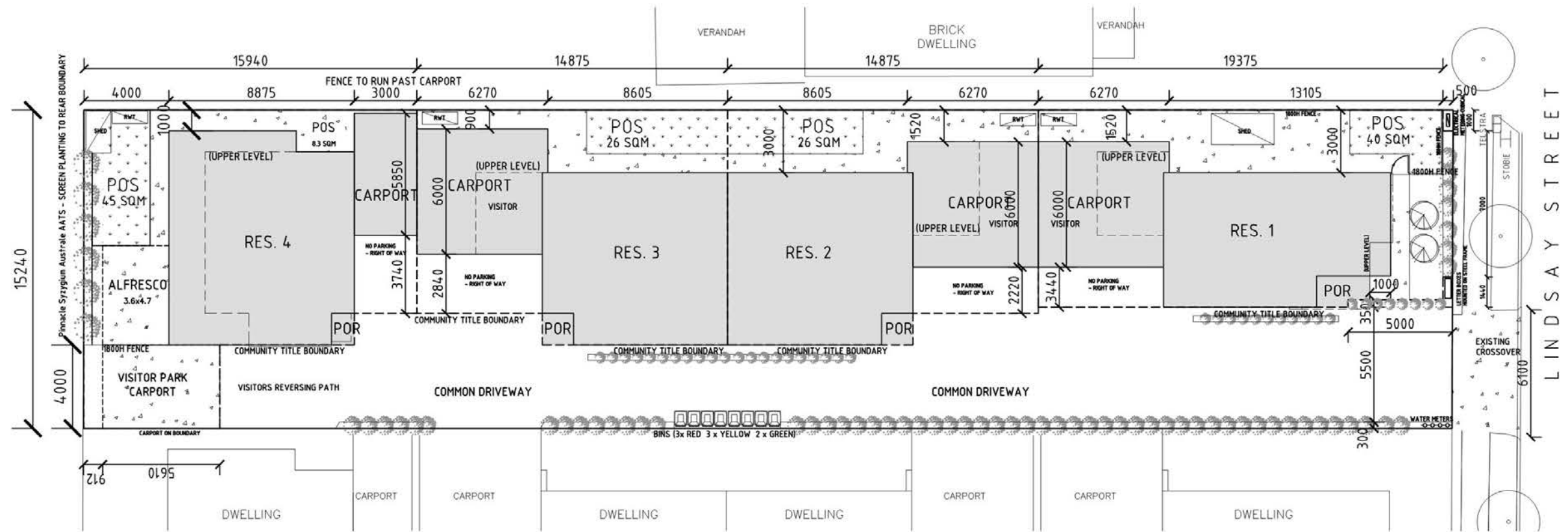
WEST ELEVATION – FRONT
1:100



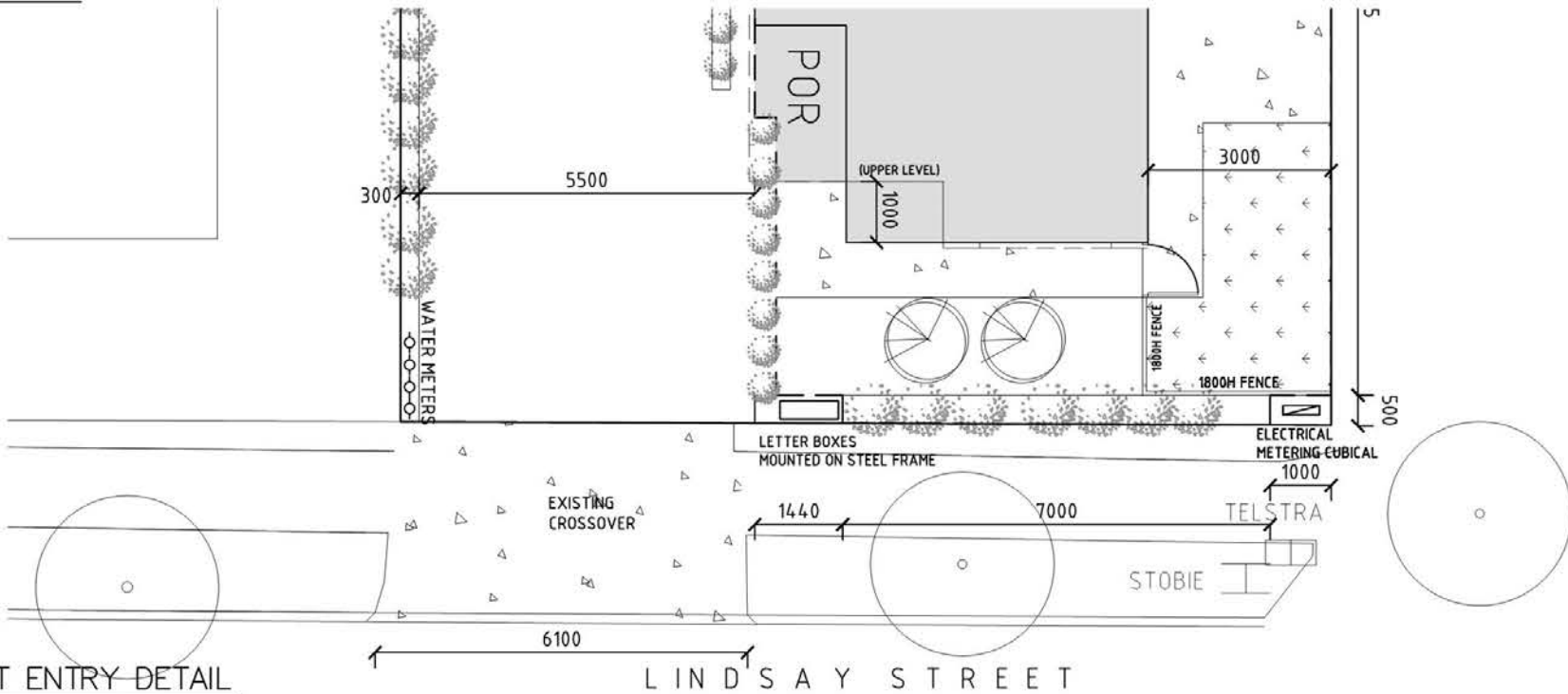
SOUTH ELEVATION
1:100

NOTE:
ALL UPPER LEVEL WINDOWS TO
HAVE OBSCURE GLASS TO 1700AFL
AND A 125MM RESTRICTED OPENING

AMMENDMENTS :		<div><div>LS</div><div>DESIGN CONSTRUCT</div><div>RESIDENTIAL & COMMERCIAL</div></div> <div>Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small></div>	PROPOSED DEVELOPMENT		DRAWING TITLE		
(1) – 03.11.2017	AMENDMENTS FOR COUNCIL		ADDRESS	37 LINDSAY STREET PLYMPTON	ELEVATIONS – RES 4		
(2) 15.05.18	MINOR AMMENDMENTS		CLIENT	URBAN INFILL GROUP	STATUS : SKETCH DESIGN		DRAWN - LS
(3) 28.05.18	ADD CARPORT				SCALE	DRAWING	PROJECT
(4)					1:100 @ A3	A03-C	2017-16
(5)							



SITE PLAN
1:200



PART ENTRY DETAIL
1:100

INDICATIVE
LANDSCAPING SCHEDULE

	COMMON NAMES	HEIGHT
SHRUBS	PINK CROWEA	1 - 3m
	DWARF ABELIA	
	FRENCH LAVANDER	
	MEXICAN ORANGE	
	BLOSSOM	
STRAP LEAF PLANTS	DWARF PURPLE NZ FLAZ	< 1m
	FLAX LILYDIANELLA	
	TASMANICA	
	MAUVE LIRIOPE	
GRASS	KIKUYU GRASS	

AMMENDMENTS :
(1) 03.11.2017 AMENDMENTS FOR COUNCIL
(2) A 08.01.2017 AMENDMENTS FOR COUNCIL
(3) 15.05.18 MINOR AMMENDMENTS
(4) 28.05.18 ADD CARPORT
(5)

LS

DESIGN
CONSTRUCT
RESIDENTIAL & COMMERCIAL

Telephone : 0413 617 580
leon@lsdesignconstruct.com.au
ABN 38 395 290 968
BLD 202375

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PROPOSED DEVELOPMENT

ADDRESS 37 LINDSAY STREET
PLYMPTON

CLIENT URBAN INFILL GROUP

DRAWING TITLE
SITE PLAN

STATUS : SKETCH DESIGN

SCALE 1:200 @ A3

DRAWN - LS

DRAWING A04

PROJECT 2017-16



DRIVEWAY SITE ELEVATION
1: 200

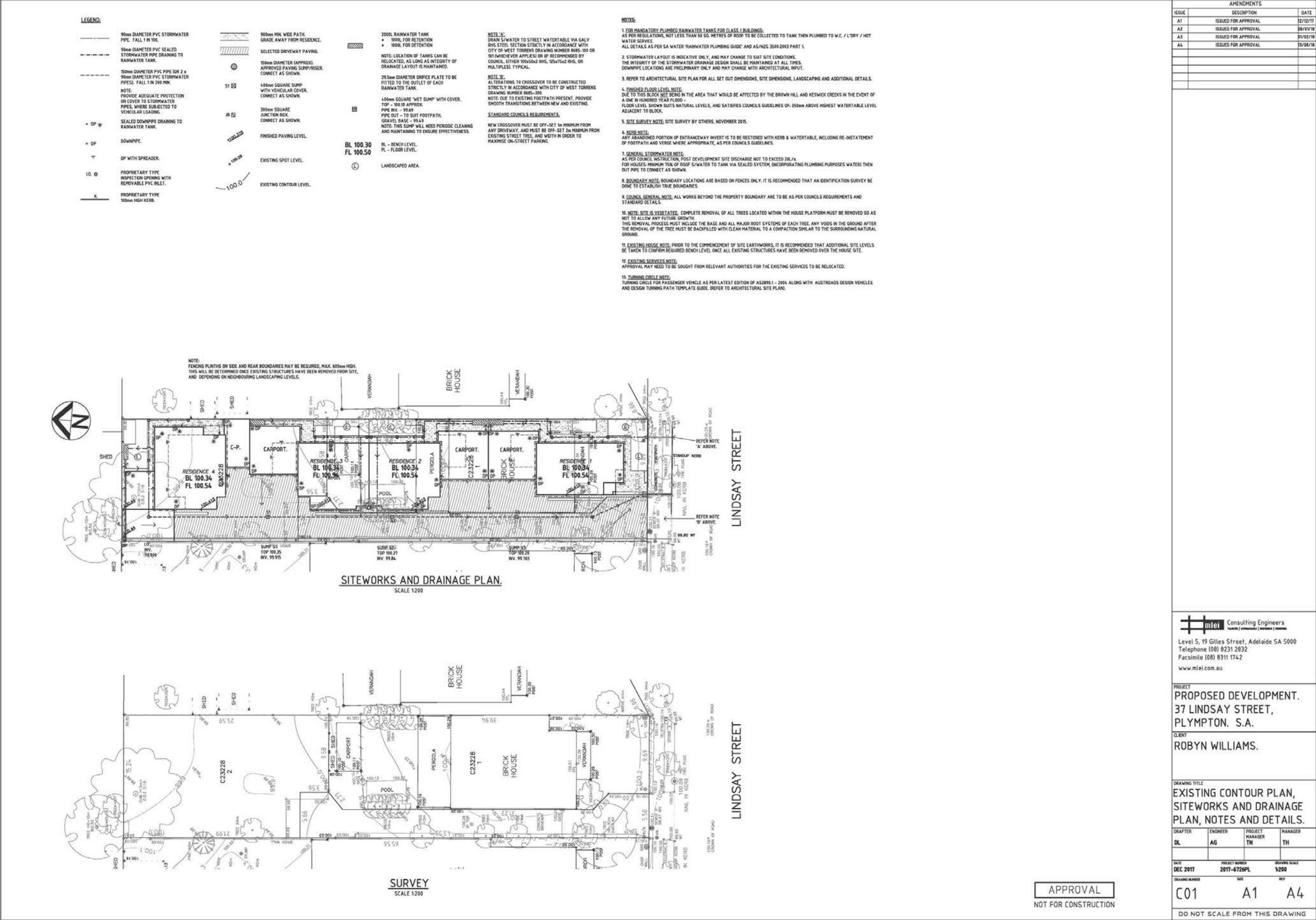


REAR SITE ELEVATION
1: 200



STREET ELEVATION
1: 200

AMMENDMENTS : (1) —03.11.2017 AMENDMENTS FOR COUNCIL (2) 15.05.18 MINOR AMMENDMENTS (3) 28.05.18 ADD CARPORT (4) (5)	 DESIGN CONSTRUCT RESIDENTIAL & COMMERCIAL	Telephone : 0413 617 580 leon@lsdesignconstruct.com.au ABN 38 395 290 968 BLD 202375 <small>FIGURED DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS AS INCONSISTENCIES CAN OCCUR DURING PRINTING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT. C. COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY LEON SELTSIKAS</small>	PROPOSED DEVELOPMENT ADDRESS 37 LINDSAY STREET PLYMPTON CLIENT URBAN INFILL GROUP	DRAWING TITLE SITE ELEVATIONS		
				STATUS : SKETCH DESIGN		
				SCALE	DRAWING	DRAWN - LS PROJECT
				1: 200 © A3	A05	2017–16



AMENDMENTS		
ISSUE	DESCRIPTION	DATE
A1	ISSUED FOR APPROVAL	12/12/17
A2	ISSUED FOR APPROVAL	28/01/18
A3	ISSUED FOR APPROVAL	31/02/18
A4	ISSUED FOR APPROVAL	13/08/18

mtel Consulting Engineers
Level 5, 19 Gilles Street, Adelaide SA 5000
Telephone (08) 8231 2832
Facsimile (08) 8311 1742
www.mtel.com.au

PROJECT
PROPOSED DEVELOPMENT,
37 LINDSAY STREET,
PLYMPTON. S.A.

CLIENT
ROBYN WILLIAMS.

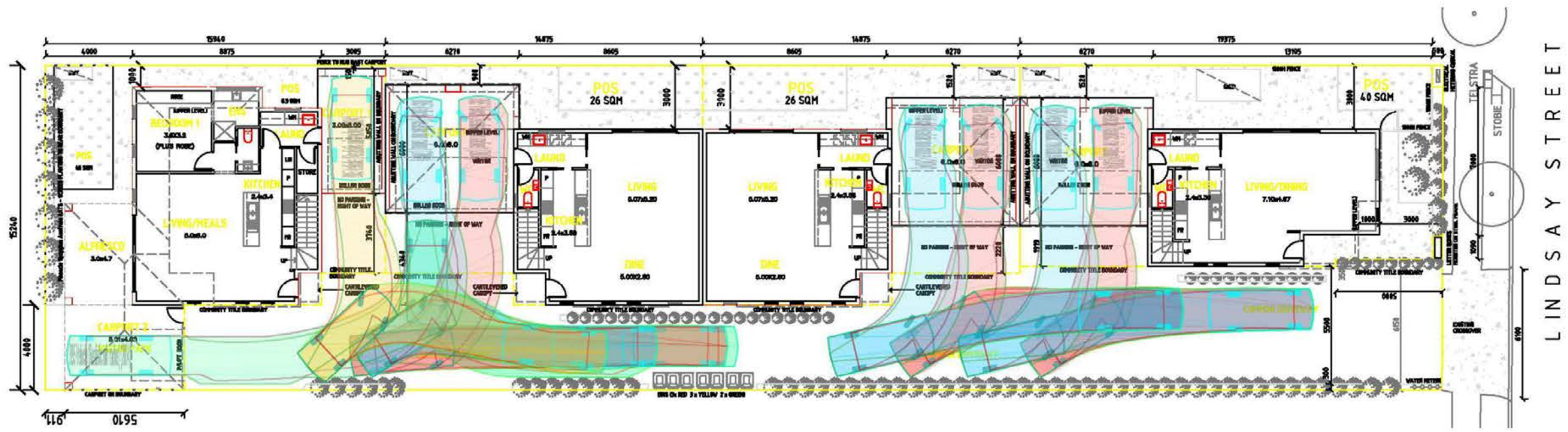
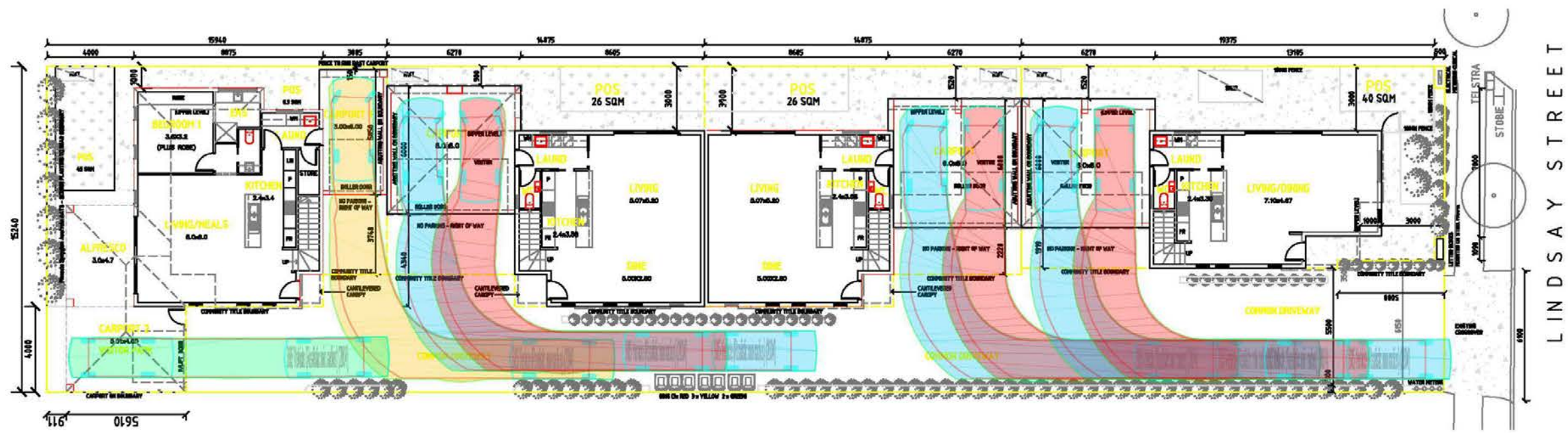
DRAWING TITLE
EXISTING CONTOUR PLAN,
SITEWORKS AND DRAINAGE
PLAN, NOTES AND DETAILS.

DRAFTER	ENGINEER	PROJECT MANAGER	MANAGER
DL	AG	TN	TH

DATE	PROJECT NUMBER	DRAWING SCALE
DEC 2017	2017-0726PL	1:200

DRAWING NUMBER	SHEET	KEY
C01	A1	A4

DO NOT SCALE FROM THIS DRAWING



**CIRQA**TM

ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

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DRAWING AMENDMENTS				
REV	DATE	DESCRIPTION	DWN	CHK
A	20/08/2018		JJB	BNW

C17204_03.DWG

20/08/2018 12:48 PM


N
1:200
@ A3

37 LINDSAY STREET, PLYMPTON

TURN PATH ASSESSMENT

B85 DESIGN VEHICLE

PROJECT # 17204

SHEET # 03_SH01



CONSULTING
ENGINEERS

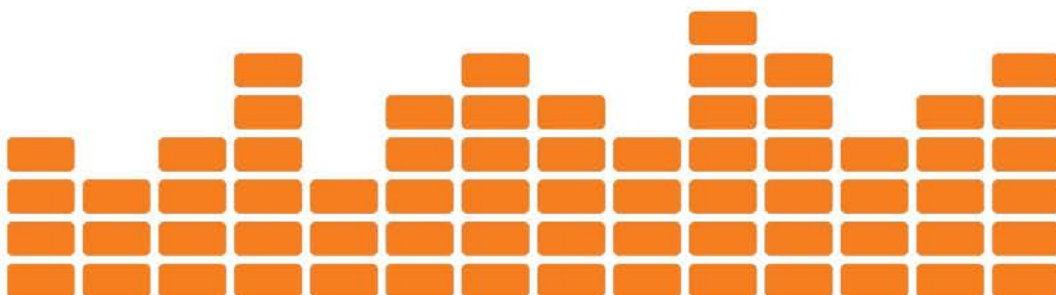
CIVIL STORMWATER CALCULATIONS

37 Lindsay Street, Plympton

Project reference: 2017-6726PL

ISSUE B

DATE: 1/02/2018



ADELAIDE: LEVEL 5, 19 GILLES STREET ADELAIDE SA / (08) 8231 2832
PORT LINCOLN: OFFICE 5, 12 LEWIS STREET PORT LINCOLN SA 5606 / (08) 8683 3884
WWW.MLEI.COM.AU / MLEI@MLEI.COM.AU / ABN: 29 125 240 459



CONSULTING
ENGINEERS

Project: 37 Lindsay Street, Plympton

Designer: AG

Date: 8/01/2018

Reference: 2017-6726

Checked by:

Index: 1

STORMWATER DETENTION CALCULATIONS			REF./COMMENT																																															
<p>Council Requirements</p> <table border="1"> <thead> <tr> <th></th> <th>Pre</th> <th>Post</th> </tr> </thead> <tbody> <tr> <td>ARI (years)</td> <td>20</td> <td>20</td> </tr> <tr> <td>tc (min)</td> <td>5</td> <td>5</td> </tr> </tbody> </table> <p>Site BOM IFDs</p> <table border="1"> <tbody> <tr> <td>I(10/1) (mm/h)</td> <td>25.9</td> </tr> <tr> <td>Pre-dev I(20/5) (mm/h)</td> <td>121</td> </tr> <tr> <td>Post-dev I(20/5) (mm/h)</td> <td>121</td> </tr> </tbody> </table> <p>Council Specified Pre-Development Runoff Coefficient</p> <table border="1"> <tbody> <tr> <td>No</td> <td>0.25</td> </tr> </tbody> </table> <p>Pre-Development Flow</p> <table border="1"> <thead> <tr> <th>Site Surfaces</th> <th>Area (m2)</th> <th>f</th> </tr> </thead> <tbody> <tr> <td>Roof</td> <td>259</td> <td>1</td> </tr> <tr> <td>Concrete/Paved/Bitumen</td> <td>291</td> <td>0.9</td> </tr> <tr> <td>Landscaped</td> <td>449</td> <td>0.1</td> </tr> </tbody> </table> <p>Total Area = 999 m2 favg = 0.566</p> <table border="1"> <thead> <tr> <th colspan="2">ARR Table 14.6</th> </tr> <tr> <th>ARI (years)</th> <th>Frequency Factor, Fy</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0.8</td> </tr> <tr> <td>2</td> <td>0.85</td> </tr> <tr> <td>5</td> <td>0.95</td> </tr> <tr> <td>10</td> <td>1</td> </tr> <tr> <td>20</td> <td>1.05</td> </tr> <tr> <td>50</td> <td>1.15</td> </tr> <tr> <td>100</td> <td>1.2</td> </tr> </tbody> </table> <p>C(10/1) = 0.112 C10 = 0.558 C20 = 0.586</p> <p>Pre Development Flow, Qpre = 19.70 L/s</p> <p>5.3.2 Rational Method (a) The Formula As used in design, the formula of the Rational Method is:</p> $Q_Y = 0.278 C_Y \cdot I_{t,Y} \cdot A \quad (5.1)$ <p>where Q_Y = peak flow rate (m^3/s) of average recurrence interval (ARI) of Y years C_Y = runoff coefficient (dimensionless) for ARI of Y years A = area of catchment (km^2) $I_{t,Y}$ = average rainfall intensity (mm/h) for design duration of t_d hours and ARI of Y years.</p> <p>The value of 0.278 (or 1/3.6) is merely a conversion factor to balance the units used. If area is in hectares instead of km^2, the conversion factor is 0.00278 (or 1/360).</p> <p>$C_{10}^{max} = 0.1 + (0.7 - 0.1) \times (I_1 - 25) / (70 - 25)$ $= 0.1 + 0.0133 \times (I_1 - 25) \quad (14.12)$</p> <p>$C_{10} = 0.9 \times f + C_{10}^{max} \times (1 - f) \quad (14.11)$</p> <p>$C_Y = F_Y \cdot C_{10} \quad (14.13)$</p>				Pre	Post	ARI (years)	20	20	tc (min)	5	5	I(10/1) (mm/h)	25.9	Pre-dev I(20/5) (mm/h)	121	Post-dev I(20/5) (mm/h)	121	No	0.25	Site Surfaces	Area (m2)	f	Roof	259	1	Concrete/Paved/Bitumen	291	0.9	Landscaped	449	0.1	ARR Table 14.6		ARI (years)	Frequency Factor, Fy	1	0.8	2	0.85	5	0.95	10	1	20	1.05	50	1.15	100	1.2	<p>BOM IFD</p> <p>BOM IFD</p> <p>BOM IFD</p> <p>Pre-Development Catchment Plan</p> <p>ARR Eq. 14.12</p> <p>ARR Eq. 14.11</p> <p>ARR Eq. 14.13</p> <p>Qpre = 19.70</p>
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CONSULTING
ENGINEERS

Reference: 2017-6726

Project: 37 Lindsay Street, Plympton

Designer: AG

Date: 8/01/2018

Checked by:

Index: 2

STORMWATER DETENTION CALCULATIONS		REF./COMMENT																								
<p>Post-Development Flow</p> <p>Unrestricted Flow: <i>Runoff considered to be undetained</i></p> <table border="1"> <thead> <tr> <th>Site Surfaces</th><th>Area (m2)</th><th>f</th></tr> </thead> <tbody> <tr> <td>Roof</td><td>0</td><td>1</td></tr> <tr> <td>Concrete/Paved/Bitumen</td><td>446.2</td><td>0.9</td></tr> <tr> <td>Landscaped</td><td>85.5</td><td>0.1</td></tr> </tbody> </table> <p>Total Area = 531.7 m2 favg = 0.771</p> <p>C10 = 0.720 C20 = 0.756</p> <p>Unrestricted Post Development Flow, Qun-post = 13.52 L/s</p> <p>Allowable Flow, Qall = 6.18 L/s</p> <p>Restricted Flow: <i>Runoff considered to be detained</i></p> <table border="1"> <thead> <tr> <th>Site Surface</th><th>Area (m2)</th><th>f</th></tr> </thead> <tbody> <tr> <td>Roof</td><td>467.3</td><td>1</td></tr> <tr> <td>Concrete/Paved/Bitumen</td><td>0</td><td>0.9</td></tr> <tr> <td>Landscaped</td><td>0</td><td>0.1</td></tr> </tbody> </table> <p>Total Area = 467.3 m2 favg = 1.000</p> <p>C10 = 0.900 C20 = 0.945</p> <p><i>Refer to attached detention calculations</i></p>		Site Surfaces	Area (m2)	f	Roof	0	1	Concrete/Paved/Bitumen	446.2	0.9	Landscaped	85.5	0.1	Site Surface	Area (m2)	f	Roof	467.3	1	Concrete/Paved/Bitumen	0	0.9	Landscaped	0	0.1	<p>Post-Development Catchment Plan</p> <p>ARR Eq. 14.11 ARR Eq. 14.13</p> <p>Qun-post = 13.52</p> <p>Qall = 6.18</p> <p>Post-Development Catchment Plan</p> <p>ARR Eq. 14.11 ARR Eq. 14.13 C20 = 0.945</p>
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Index: 3

STORMWATER DETENTION CALCULATIONS

Detention Calculations

ARI = 20 years
Area = 467.3 m²
tc = 5 min
C20 = 0.945

Detention Volume Required = 2959 L

Duration	mm/h	In flow L/s	Out flow allowed	Qin - Qout	Detention Required
5	121.00	14.84	6.18	8.66	2599
6	112.00	13.74	6.18	7.56	2721
7	106.33	13.04	6.18	6.86	2882
8	100.65	12.35	6.18	6.17	2959
9	94.98	11.65	6.18	5.47	2953
10	89.30	10.95	6.18	4.77	2864
11	86.57	10.62	6.18	4.44	2929
12	83.84	10.28	6.18	4.10	2955
13	81.11	9.95	6.18	3.77	2940
14	78.38	9.61	6.18	3.43	2884
15	75.65	9.28	6.18	3.10	2789
16	72.92	8.94	6.18	2.76	2653
17	70.19	8.61	6.18	2.43	2478
18	67.46	8.28	6.18	2.09	2262
19	64.73	7.94	6.18	1.76	2006
20	62.00	7.61	6.18	1.42	1709
21	60.68	7.44	6.18	1.26	1591
22	59.36	7.28	6.18	1.10	1453
23	58.04	7.12	6.18	0.94	1295
24	56.72	6.96	6.18	0.78	1119
25	55.40	6.80	6.18	0.61	922
26	54.08	6.63	6.18	0.45	707
27	52.76	6.47	6.18	0.29	471
28	51.44	6.31	6.18	0.13	217
29	50.12	6.15	6.18	-0.03	-57
30	48.80	5.99	6.18	-0.19	-351
31	48.22	5.91	6.18	-0.27	-495
32	47.64	5.84	6.18	-0.34	-647
33	47.06	5.77	6.18	-0.41	-808
34	46.48	5.70	6.18	-0.48	-978
35	45.90	5.63	6.18	-0.55	-1156
36	45.32	5.56	6.18	-0.62	-1343
37	44.74	5.49	6.18	-0.69	-1538
38	44.16	5.42	6.18	-0.76	-1742
39	43.58	5.35	6.18	-0.84	-1954
40	43.00	5.27	6.18	-0.91	-2175
41	42.42	5.20	6.18	-0.98	-2404
42	41.84	5.13	6.18	-1.05	-2642

43	41.26	5.06	6.18	-1.12	-2889
44	40.68	4.99	6.18	-1.19	-3144
45	40.10	4.92	6.18	-1.26	-3407
46	39.52	4.85	6.18	-1.33	-3679
47	38.94	4.78	6.18	-1.40	-3960
48	38.36	4.71	6.18	-1.48	-4249
49	37.78	4.63	6.18	-1.55	-4547
50	37.20	4.56	6.18	-1.62	-4853
51	36.62	4.49	6.18	-1.69	-5168
52	36.04	4.42	6.18	-1.76	-5491
53	35.46	4.35	6.18	-1.83	-5823
54	34.88	4.28	6.18	-1.90	-6163
55	34.30	4.21	6.18	-1.97	-6512
56	33.72	4.14	6.18	-2.04	-6870
57	33.14	4.07	6.18	-2.12	-7236
58	32.56	3.99	6.18	-2.19	-7610
59	31.98	3.92	6.18	-2.26	-7993
60	31.40	3.85	6.18	-2.33	-8385

ORIFICE DIAMETER CALCULATION

Using DRAINS Equation 5.7

OSD storages are usually controlled by circular orifices with the discharge equation being:

$$Q = C_c \cdot \frac{\pi}{4} d^2 \cdot (2gh)^{0.5} \quad \dots \text{(Equation 5.7)}$$

where C_c is a contraction coefficient, taken as a constant of 0.6 in *DRAINS*,
 d is the orifice diameter (m),
 g is the acceleration due to gravity (m/s^2), and
 h is the height from the water surface to the centre of the orifice (m).

Allowable flow from roofwater system = 6.18L/s (refer Stormwater Detention Calculations)

Therefore allowable flow for each dwelling = 6.18/4 = 1.55L/s

Roof Tank Dimensions (Indicative only)

2000L Slendastyle Water Tank

https://www.bunnings.com.au/polymaster-2000l-slendastyle-water-tank-armour-grey_p4817842

Width (m)	Length (m)	Height (m)
0.6	2.29	2.05

Orifice Calculation

Gravity, g (m/s ²)	Contraction coefficient, C _c	Orifice diameter, d (m)	Detention Volume, V (m ³)	Height of water surface to orifice centre, h (m)	Discharge rate, Q (m ³ /s)
9.81	0.6	0.02950	1	0.713	0.001533894

Orifice diameter (mm) = 29.5

Intensity-Frequency-Duration Table

Location: 34.975S 138.550E Issued: 7/12/2017

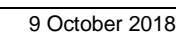
Rainfall intensity in mm/h for various durations and Average Recurrence Interval

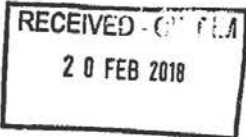
Average Recurrence Interval

Duration	1 YEAR	2 YEARS	5 YEARS	10 YEARS	20 YEARS	50 YEARS	100 YEARS
5Mins	43.3	58.4	81.3	98.2	121	156	186
6Mins	40.3	54.4	75.5	91.1	112	144	173
10Mins	32.5	43.8	60.4	72.6	89.3	114	136
20Mins	23.1	31.0	42.4	50.7	62.0	79.1	93.8
30Mins	18.4	24.7	33.6	40.0	48.8	62.0	73.4
1Hr	12.2	16.2	21.9	25.9	31.4	39.7	46.8
2Hrs	7.90	10.5	14.0	16.5	19.9	24.9	29.3
3Hrs	6.11	8.09	10.7	12.6	15.2	19.0	22.2
6Hrs	3.93	5.19	6.82	7.96	9.55	11.9	13.8
12Hrs	2.50	3.29	4.28	4.97	5.93	7.31	8.49
24Hrs	1.55	2.03	2.60	3.00	3.55	4.35	5.01
48Hrs	.917	1.19	1.51	1.72	2.01	2.44	2.80
72Hrs	.661	.851	1.07	1.21	1.41	1.70	1.94

(Raw data: 16.9, 3.43, 0.88, 34.99, 6.58, 1.54, skew=0.59, F2=4.47, F50=14.98)

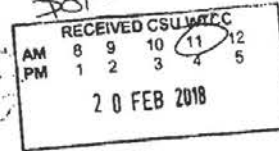
© Australian Government, Bureau of Meteorology





STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON 5033



DEVELOPMENT No. 211/1153/2017
PROPERTY ADDRESS: 37 Lindsay Street, PLYMPTON SA 5038

YOUR FULL NAME	ROBERT FAVRETTO	
YOUR ADDRESS	37 LINDSAY ST PLYMPTON	City of West Torrens
YOUR PHONE No	[REDACTED]	21 FEB 2018
YOUR EMAIL		City Development
NATURE OF INTEREST	ADJOINING RESIDENT (eg. Adjoining resident, owner of land in the vicinity etc.)	
REASON/S FOR REPRESENTATION		
<p>I want to know the timing of the development?</p> <p>I want to maintain any trees close to boundary.</p> <p>I want a final Fence height to be higher than current height at completion.</p> <p>I want any temporary fencing during development to be "non-sell the"</p>		
<p>MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought)</p> <p>+ Secure so no pet can get loose</p> <p>Co-operation with all of the above</p> <p>PLEASE CONFIRM WHO IS ACTUAL OWNER + OR DEVELOPER OF THIS SITE</p>		

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ (PLEASE SPECIFY) ☐

SIGNED

DATE

15/2/18

R. Favretto

Responsible Officer: Jordan Leverington
Ends: Wednesday 21 February 2018

If space insufficient, please attach sheets

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO

Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

City of West Torrens

22 FEB 2018

City Development

RECEIVED - CWTIM

22 FEB 2018

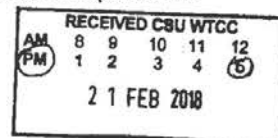
DEVELOPMENT No. 211/1153/2017
 PROPERTY ADDRESS: 37 Lindsay Street, PLYMPTON SA 5038

YOUR FULL NAME	Ruta Errington
YOUR ADDRESS	11 Michel Avenue Plympton
YOUR PHONE No	[REDACTED]
YOUR EMAIL	
NATURE OF INTEREST	Adjoining resident <small>(eg. Adjoining resident, owner of land in the vicinity etc.)</small>
REASON/S FOR REPRESENTATION	
<p>- Concerns about being overlooked - lack of amenity</p> <p>Closeness to boundary - thought minimum setback from back boundary was 4 metres</p> <p>Bulk from back door/back yard</p> <p>3 on allotment would have better suited the block rather than</p>	
<p>MY REPRESENTATIONS WOULD BE OVERCOME BY squishing in four - (state action sought) would be better to have three -</p>	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☒I DESIRE TO BE HEARD PERSONALLY ☐I DESIRE TO BE REPRESENTED BY _____ ☐

(PLEASE SPECIFY)



SIGNED

DATE 21/02/18

Responsible Officer: Jordan Leverington
 Ends: Wednesday 21 February 2018

If space insufficient, please attach sheets

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON 5033

DEVELOPMENT No. 211/1153/2017
 PROPERTY ADDRESS: 37 Lindsay Street, PLYMPTON SA 5038

YOUR FULL NAME	Pat Papalia
YOUR ADDRESS	Po Box 218 Fulham Gardens SA 5024
YOUR PHONE No	[REDACTED]
YOUR EMAIL	
NATURE OF INTEREST	Owner of land at 9 Michel Ave, (eg. Adjoining resident, owner of land in the vicinity etc.) Plympton.
REASON/S FOR REPRESENTATION I can not support the application as I have not received any documentation, proposed plans, levels or retaining wall details that are relating to the proposed development. I am unaware of how the proposed development will affect my property.	
MY REPRESENTATIONS WOULD BE OVERCOME BY (state action sought) Receiving sufficient information regarding the proposed development.	

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I DESIRE TO BE REPRESENTED BY _____ ☐

(PLEASE SPECIFY)

SIGNED _____

DATE 12-02-2018

Responsible Officer: Jordan Leverington
 Ends: Wednesday 21 February 2018

If space insufficient, please attach sheets



Our ref: JAL/218144

13 June 2018

Mr Jordan Leverington
Senior Development Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

By email: jleverington@wtcc.sa.gov.au

Dear Jordan

Response to representations – DA 211/1153/2017 – community land division and 4 group dwellings – 37 Lindsay Street, Plympton

This firm acts for Mr Paul Regan, the Applicant for the above development application. Mr Regan, Mrs Bronwyn Regan and Community Corporation No 23228 Inc. are, collectively, the owners of the land at 37 Lindsay Street, Plympton.¹

By DA 211/1153/2017 lodged on 26 September 2017, the Applicant sought development authorisation for a development described by the Council as:

Combined Application: Land division - Community Title; SPAC No. 211/C160/17 (Unique ID 59452), Creating two (2) additional allotments; and the construction of four (4) two storey group dwellings.

(proposed development)

Three representations were received by the Council. This response to representations is made on the Applicant's behalf.

Amendments to proposed development

We **enclose** with this letter a bundle of amended drawings.²

The Applicant has made the following amendments to refine the proposal and partly as a result of the representations:

1. The articulation in the wall of Dwellings 2 and 3 lounge rooms has been removed. The wall is now straight without articulation along the driveway;
2. A pergola and "Alfresco" area has been added to the rear yard of Dwelling 4;

¹ Comprised in Certificates of Title 5955/374, 5955/375 and 5955/376.

² Being LS Design Construct Project 2017-16, 14 sheets, Drawings A01 – A05 and dated 28 May 2018.

– 2 –

3. A row of screening Lilly Pillies (*Pinnacle Psyzium Australe*) is now proposed along the rear (northern) dividing fence of Dwelling 4 to screen the building when viewed from the adjacent land at 11 Michel Avenue;
4. A visitor park carport at the northern end of the common driveway is now proposed for Dwelling 4, including separate access gate and panel lift door. The gate and panel lift door are to face the common driveway and extend from the westernmost wall of Dwelling 4 to the western boundary fence;
5. The kitchen of Dwelling 4 has been repositioned and the position of the ensuite and visitor toilet have also been changed;
6. The plan of division has been amended to include easements for the carport guttering of the development at 35 Lindsay Street, to remedy minor encroachments.³ This amendment is shown on the **attached** Plan of Proposed Amendment to CP 23228,⁴ which is expected to shortly be finalised and updated on EDALA;⁵
7. Vehicle manoeuvring has been removed from the amended plans and a further traffic engineering report will follow.
8. Further, following discussions with Council's engineering department, the Applicant has amended stormwater arrangements as detailed in the MLEI stormwater management plan **enclosed** with this letter.

Consent is sought for the drawings as now enclosed. Having regard to the extent of the amendments, there is no doubt that the Council can grant consent to the amended drawings as the changes are not significant and do not change the essential nature of the development.

This response groups the issues raised by the representors by topic.

General response

The Applicant has carefully considered the representations. Our client's representative has met with each of the representors individually to address their concerns about the proposed development.

Following those discussions, Ms Ruta Errington's⁶ concerns have been substantially resolved. Similarly, we understand that Mr Pat Papalia's⁷ concerns have also been satisfactorily addressed.

Overlooking

The proposed development includes obscure glazing to all second storey windows, to a minimum height of 1.7m above finished floor level consistent with PDC 27 in the General Section – Residential Development in the Development Plan.

³ The gutters encroach onto the common driveway of 37 Lindsay Street by between 30 and 62.9mm.

⁴ Cavallo Forest Licensed Surveyors, drawing reference 17-221 and dated 4 November 2017 (with undated, hand-drawn edits).

⁵ As per "Substitute Sheet C23228" also **enclosed**.

⁶ Owner of adjacent land at 11 Michel Ave, Plympton.

⁷ On behalf of Patfran Developments Pty Ltd (ACN 130 328 095), the owner of adjacent land at 9 Michel Ave, Plympton.

– 3 –

The proposed development has been designed so that the majority of each dwelling's living areas are located on the ground level. All private open space is located at ground level. No balconies are proposed.

The visual privacy measures already incorporated in the design of the proposed development maximises the visual privacy for the occupants of each dwelling, as well as that of the owners of adjacent land. The proposed development will not cause any unreasonable overlooking.

Building design and density

The Development Plan calls for a range of dwelling forms,⁸ at different densities,⁹ spread across the Council's area. Relevantly, higher densities are encouraged in close proximity to public transport.¹⁰ The land is located very close (20m) to the Plympton Park tram stop and so higher densities are expressly anticipated and are appropriate on this site. In any event the minimum allotment sizes (see below chart) serve as a safeguard against "squishing", as Ms Errington puts it, too many dwellings onto any particular site.¹¹

These qualitative criteria are supported by a number of quantitative criteria set out in PDC 5 and 6 of Medium Density Policy Area 18. Since this is a combined development application for group dwellings and land division, the "usual" land division criterion does **not** apply.¹² The proposed development satisfies all of the relevant quantitative criteria, as follows:

Description	Development Plan criteria	Proposed development
Front boundary setback	3m	3m
Rear boundary setback	4m	4m
Max. site coverage	70%	55.12% to 67.55%
Max. building height	3 storeys or 12.5m	2 storeys or 7.5m (approx.)
Min. site area	150m ²	158.2m ² to 200m ²
Min. frontage	7m	15.24m

The proposed development also achieves the minimum side boundary setback of 2m,¹³ measured from the common boundary with Mr Favretto's land at 39 Lindsay Street. In addition, no boundary wall is proposed that will exceed either 8m or 50% of the length of any relevant boundary. At most, for Allotments 2 and 3, the (open) carport structures will span 6.27m each of the common boundary with Mr Favretto's land. Further, the proposed development does **not** involve any gutters overhanging Mr Favretto's land. Rather, the gutters of the 4 proposed dwellings on the eastern side (adjacent Mr Favretto's land) are proposed to be box gutters.

The total site area of the land is approximately 1,000m². Applying the formula set out in PDC 4 in Medium Density Policy Area 18, the "net density" of the proposed development of the land is 40 dwellings per hectare. At such a density, the

⁸ PDC 3 in the General Section – Residential Development of the Development Plan.

⁹ Objectives 1 and 2 Residential Zone.

¹⁰ Objective 3 in the General Section – Residential Development of the Development Plan.

¹¹ See Desired Character Statement for the Residential Zone and PDC 6 in Medium Density Policy Area 18.

¹² PDC 8 Medium Density Policy Area 18.

¹³ PDC 11 Residential Zone.

– 4 –

Development Plan specifically encourages 2 to 4 storey development. The proposed development is clearly at the lower end of this scale.

In any event, in consultation with Ms Errington, the Applicant now proposes to establish a row of *Pinnacle Syzygium Australe* along the rear (northern) boundary of the land. This is a fast-growing species, which is intended to minimise the visual impacts and enhance the amenity of the proposed development and for Ms Errington.

It follows that, on either a quantitative or qualitative basis, the proposed development is worthy of consent.

Fencing

The proposed development does **not** include any replacement fencing work.

If Mr Favretto wishes to erect a larger fence, that is more appropriately dealt with using the procedures set out in the *Fences Act 1975*. This is no bar to the Council approving the proposed development.

It has been agreed with Mr Papalia that a replacement fence and retaining wall structure on the common boundary between the land and 9 Michel Ave will be the subject of a future development application (if required).

Trees

Mr Favretto expresses concerns about preserving and retaining trees close to the common boundary between 37 and 39 Lindsay Street. Based on subsequent discussions with Mr Favretto, we understand that this is a reference to trees located on Mr Favretto's property.

The proposed development does **not** include the removal of, nor any tree-damaging activity to, any regulated trees. The Applicant is mindful of his obligations in implementing any consent that may be granted,¹⁴ but for the avoidance of doubt, our client does not seek consent for the removal of any of Mr Favretto's trees.

As a gesture of good faith, the Applicant has nevertheless offered to provide Mr Favretto with 10 mature trees to establish screening of the proposed development when viewed from his land.

Further information

The representors sought to be provided with various further details about the proposal, including:

1. proposal plans and details;
2. the intended timeframe for implementing the proposed development, if consent is granted;
3. temporary fencing during construction; and
4. "actual" identity of the owner of the site.

¹⁴ See also PDC 6(a) in the General Section – Landscaping, Fences and Walls of the Development Plan.

– 5 –

We assume that the proposal plans and details were available for inspection at the Council throughout the public notification period. Whether the representors attended at the Council's offices in order to inspect those plans and details is a matter for each representor. Nevertheless, as stated above, Ms Greig has consulted with each representor directly, to better clarify details about the proposed development.

Issues 2, 3 and 4 referred to above are not strictly relevant to the Council's planning assessment.

Nevertheless, we understand that physical works are intended to commence on site in January 2019, if the proposed development is approved. Temporary fencing arrangements during construction have been discussed and tentatively agreed with Mr Favretto.

Conclusion

What is proposed is a residential development and associated land division in express accordance with the Zone and Policy Area provisions. The proposal has been carefully designed so as to keep to a minimum any adverse impact on adjoining land.

A very similar proposal has been established on the land immediately to the west of the land, at 35 Lindsay Street and that that development sits comfortably in the environs.

In all the relevant circumstances, the proposed development is deserving of development plan consent and land division consent.

The Applicant requests to be heard by the Council Assessment Panel in answer to any remaining representations. I look forward to receiving notification of the date and time of the relevant Panel meeting in due course.

Yours faithfully



James Levinson
BOTTEN LEVINSON
Mob: 0407 050 080
Email: jal@bllawyers.com.au

jal:p218144_003.docx v2

10/09/2018 08:35 61882969018

PAGE 01

Ruta Errington
11 Michel Ave
Plympton SA 5038

29th August 2018

Planning Department
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Reference: Development 211/1153/2017, 37 Lindsay St Plympton SA 5038

To whom it may concern

I have reviewed the proposed plans, amended 28th August 2018 with row of evergreen Pinnacle Szygium and window schedule, showing obscured windows in the upper level. Based on proceeding with these plans I have no further objection to the plans. Hence I agree to withdraw my representation submitted.

Signed



Ruta Errington

Robert Favretto

39 Lindsay St

Plympton SA 5038

26th Feb 2018

Planning Department

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

Reference: Development 211/1153/2017, 37 Lindsay St Plympton SA 5038

To whom it may concern

I have reviewed the proposed plans and had discussions with the applicants and have no objection to the revised/amended plans presented by the owners dated 8th of August 2018 where the carports have been removed from the boundary and the fence will be continuous. Hence I agree to withdraw my representation submitted.


Signed
21/8/18

Robert Favretto

Pat Papalia

PO Box 218

Fulham Gardens SA 5024

2nd July 2018

Planning Department

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

Reference: Development 211/1153/2017, 37 Lindsay St Plympton SA 5038

To whom it may concern

I have reviewed the proposed plans and levels with the applicants and have no objection to the plans. Hence I agree to withdraw my representation submitted.

Signed

A handwritten signature in blue ink, appearing to read 'Pat Papalia', with a stylized flourish at the end.

Mr Pat Papalia

Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/1153/2017

Assessing Officer: Jordan Leverington
Site Address: 37 Lindsay Street, PLYMPTON SA 5038
Certificate of Title: CT-5955/376
Description of Development: Combined Application: Land division - Community Title; SPAC No. 211/C160/17 (Unique ID 59452), Creating two(2) additional allotments; and the construction of four(4) two storey group dwellings

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Jordan Leverington **DATE** 4 June, 2018



Memo

To Jordan Leverington
From Jane Teng
Date 4/06/2018
Subject 211/1153/2017, 37 Lindsay Street, PLYMPTON SA 5038

Jordan Leverington,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

General Comment on Stormwater Commentary

Based on the provided Civil Stormwater Calculations Project Ref: 2017-6726PL undertaken by MLEI (Issue B, Dated 1/02/2018), the detention provision of the site has been assessed as satisfactory. However, the location of the community sump and drainage outlet is not cognisant to the outline of the proposed development. Please refer to City Assets Item 1, 2 and 3 for information in e-mail dated Tue 30/01/2018 1:33 PM, doc set ID A211393.

Should you require further information, please contact Jane Teng on the following direct extension number 8416 6296.

Regards

Jane Teng
Civil Engineer

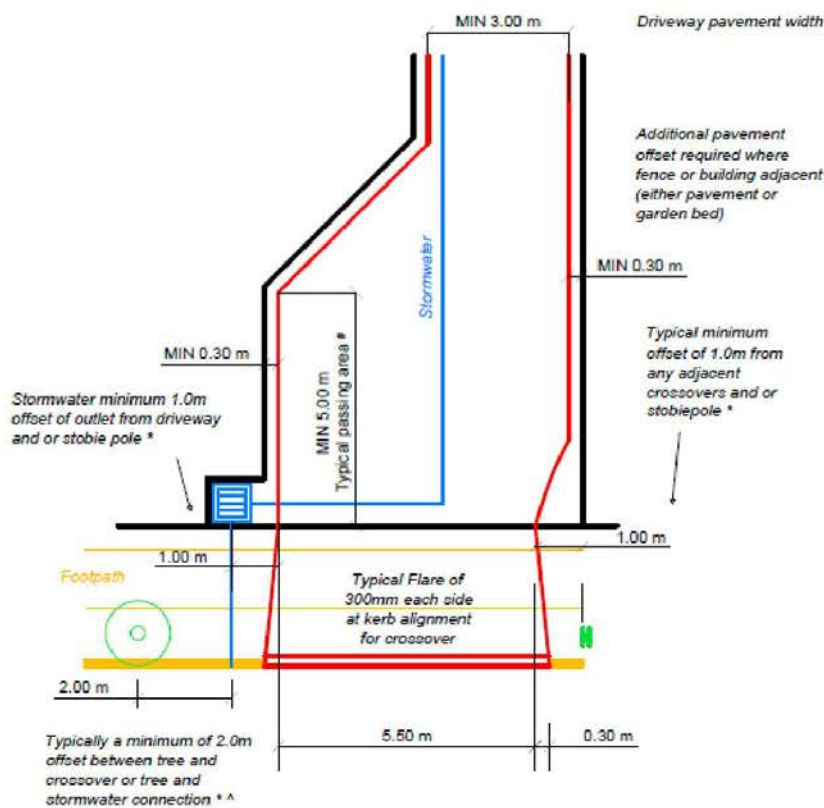
Jordan Leverington

From: Jane Teng
Sent: Tuesday, 30 January 2018 1:33 PM
To: Jordan Leverington
Subject: City Assets response : 37 Lindsay Street, Plympton DA ref: 211-1153-2017
Attachments: storm water.pdf; storwater plan repeated.pdf; engineering calculation report.pdf; Footing construction report.pdf; footing notes.pdf

Hi Jordan,

My response below.

1. Stormwater outlet is to be positioned to the eastern side of the driveway as depicted in the typical detail below. Noting that we cannot have the outlet at the invert of the common driveway access. The common area for the stormwater sump system is to be reflected on the other development plan and community plan for consistency.



NOTES:

* Distance as measured along alignment of front property boundary.

^ Must be deemed to comply by Council's Technical Officer (Amenity).

No aboveground structure(s) such as letterboxes, service meters or similar are to be installing within the common driveway entrance and passing area.

2. Once item 1.0 is rectified , could you please include the following conditions for the stormwater management elements if this application.

- A total 2kL litre combined/retention detention storage tank is provided on all four dwellings. The 1KL detention storage requirement is over and above any Building Code of Australia requirement for a 1kL rainwater tank.
- A minimum of 75% of the roof area from each dwelling shall be directed to the detention storage.
- Discharge from the combined retention/detention tank is to be limited through the utilisation of an outlet orifice at 29.5mm positioned at 0.7m below the top of a 2.0m high combined tank system . The design restrict flow per tank shall be 2L/s litres per second from each tank on each dwelling.

3. I note that the waste provision are still requires addressing and I shall leave this element to your planning consideration.

Should you have any enquires, please contact me.

Regards,

Jane Teng
Civil Engineer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Phone: 08 8416 6333
Email:

From: Jordan Leverington
Sent: Wednesday, 3 January 2018 12:31 PM
To: Jane Teng
Subject: FW: Outstanding matters 211/1153/2017 - 37 Lindsay Street, Plympton our ref: 17-221

Hi Jane,

Here are the stormwater details for the above mentioned application. They were missing from the amended plans that were last sent to you.

Could you please review and let me know if they are sufficient?

Thanks

Jordan Leverington
Senior Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Phone: 08 8416 6333
Email: _____

From: Anthea Greig _____
Sent: Tuesday, 2 January 2018 4:50 PM
To: Jordan Leverington ; 'Surveying | Cavallo Forest'
Cc: 'Leon Seltsikas'
Subject: RE: Outstanding matters 211/1153/2017 - 37 Lindsay Street, Plympton our ref: 17-221

Hi Jordan

Welcome back. We uploaded the attached to EDALA. Did these not satisfy the requirements? What is missing?

Many thanks

Kind regards

Anthea Greig

PO Box 157

Kent Town SA 5071

Ph: 0438 268 432

email:

From: Jordan Leverington
Sent: 2 January, 2018 4:45 PM
To: 'Surveying | Cavallo Forest'
Cc: 'Anthea Greig'; 'Leon Seltsikas'
Subject: Outstanding matters 211/1153/2017 - 37 Lindsay Street, Plympton our ref: 17-221

Hi Josephine,

I hope you had a lovely Christmas and new years.

I have some amended comments from Council Asset's department in relation to the above mentioned application. They have accepted to vehicle manoeuvring changes but have indicated that the Stormwater detention and waste management issues previously raised are still outstanding.

Could you please forward these details onto me?

Thanks

Jordan Leverington
Senior Development Officer - Planning
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Phone: 08 8416 6333

Email:

From: Surveying | Cavallo Forest
Sent: Monday, 27 November 2017 3:42 PM
To: Jordan Leverington
Cc: Anthea Greig ; 'Leon Seltsikas'
Subject: RE: 37 Lindsay Street, Plympton our ref: 17-221

Dear Jordan

Please see attachment for revised Engineers Report that has also replaced the original report on EDALA.

Please disregard the initial engineers report.

Kind regards

Josephine Cavallo

Office Manager

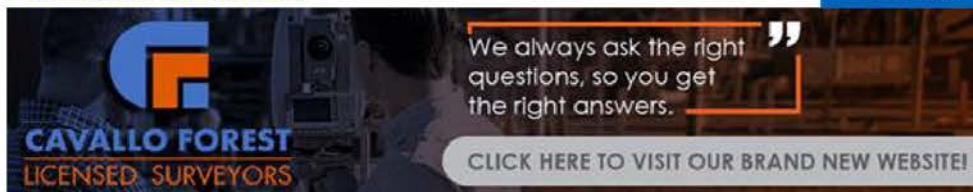
Adv Dip Acc

m:

p: 08 8346 0440

a: 9 George Street
Hindmarsh SA 5007

w: <http://cavalloforest.com.au>



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From: Surveying | Cavallo Forest

Sent: Saturday, 25 November 2017 4:22 PM

To: Jordan Leverington

Cc: Anthea Greig; 'Leon Seltsikas'

Subject: 37 Lindsay Street, Plympton our ref: 17-221

Dear Jordan

Re: 211/1153/17 Combine Application

I have received the Traffic Engineers Report (in the attachment) from the Applicant which has also been uploaded on EDALA.

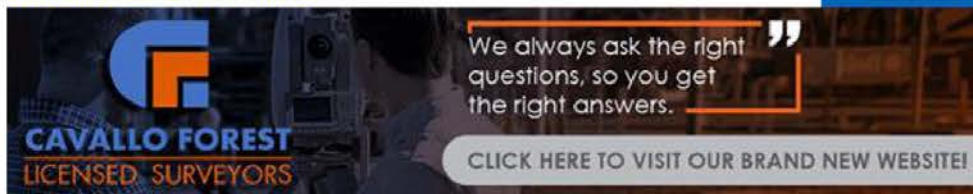
Kind regards

Josephine Cavallo

Office Manager

Adv Dip Acc

m:
p: 08 8346 0440
a: 9 George Street
Hindmarsh SA 5007
w: <http://cavalloforest.com.au>



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Contact
Telephone (08) 71097016
Facsimile (08) 83030604



17 November 2017

Mr Terry Buss
City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Sir/Madam

**Re: Proposed Application No. 211/C160/17 (59452) Amended Plan 4/11/17
for Land Division (Community Title Plan) by Paul Regan & Mrs Bronwyn Regan**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0064304).
SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.
2. Payment of \$13660 into the Planning and Development fund (2 lots(s) @ \$6830 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; pursuant to Regulation 60 (4) (b) (ii).

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "Brett Miller", is written over a horizontal line.

Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION



21 November 2017

Our Ref: H0064304

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Michael Zoanetti
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/C160/17 AT PLYMPTON

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply.

The developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

Michael Zoanetti
for **MANAGER LAND DEVELOPMENT & CONNECTIONS**

6.5 51 Garfield Avenue, KURRALTA PARK

Application No 211/347/2018 (SCAP 211/D035/18)

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Combined Application: Land division - Torrens Title; SCAP No. 211/D035/18; Create one (1) additional allotment; demolition of two domestic outbuildings, a carport and a veranda; alterations to existing dwelling (demolition of lean-to) and construction of a two storey detached dwelling and freestanding carport and associated landscaping
APPLICANT	Diamanti Design Development
LODGEMENT DATE	20 March 2018
ZONE	Residential Zone
POLICY AREA	Medium Density Policy Area 19
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> City Assets External <ul style="list-style-type: none"> State Commission Assessment Panel (SCAP) SA Water
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Support with conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan,

PREVIOUS OR RELATED APPLICATION(S)

DA211/67/2018 - Construction of a two storey dwelling and a freestanding carport. This application has been withdrawn and now forms part of the subject development application.

SITE AND LOCALITY

The subject site is commonly known as 51 Garfield Avenue, Kurralta Park. It is formally described in Certificate of Title Volume 5786 Folio 938, comprising allotment 34 in Filed Plan 8593. The subject site is of a regular rectangular shape and has a frontage to Garfield Avenue of 18.3 metres (m) and an area of 724.6 square metres (m²). The Brownhill Creek and Grassmere Reserve are located on the opposite side of Garfield Avenue to the south.

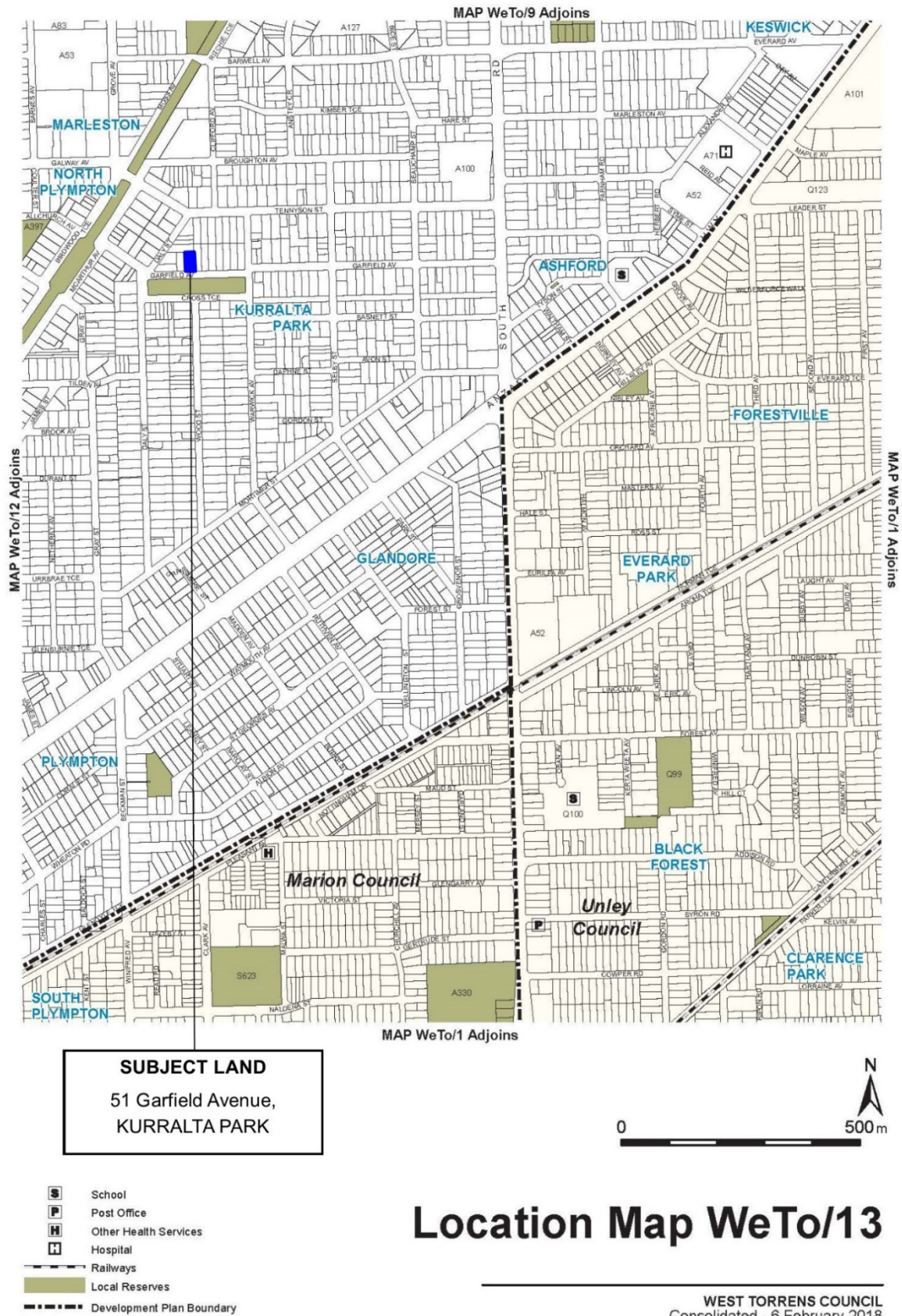
The subject site contains a single storey detached dwelling and ancillary structures including a verandah, carport and two domestic outbuildings. Vehicle access is currently achieved via an existing 4m (approx.) wide crossover which is located on the eastern side of the allotment. The existing crossover is currently merged with the crossover for 49 Garfield Avenue. No regulated trees are located on or within 15m of the subject site. There are no hazards, easements, land management agreements or encumbrances affecting the subject site. Stormwater, sewerage and water supply infrastructure is located within the Garfield Avenue road reserve.

The locality comprises residential development, with dwelling types varying between detached, group and residential flat buildings. A majority of dwellings are single storey in height, however, five two storey dwellings, four of which are situated on battle-axe allotments, are located in close proximity to the subject site to the east (refer locality plan below - please note that the two storey development located on the adjoining allotment to the east is currently under construction and does not appear on the aerial image below).

The allotment pattern within the locality is considered to be inconsistent as allotments vary in size, shape and frontage as a result of recent infill development. Battle-axe allotment configurations are common. Allotments typically range in area from 137m² to 900m² and frontage widths from 3m to 30m.

The subject site and locality are shown on the following aerial imagery and locality plan.





PROPOSAL

Land Division

The applicant is seeking Development Plan Consent and Land Division Consent for a Torrens Title land division where one allotment will be divided into two allotments in a battle-axe configuration. A free and unrestricted right of way is proposed to be located over the "handle" of allotment 341 appurtenant to allotment 340 for vehicular access.

The site area and frontage width of the proposed allotments are outlined in the following table:

Allotment	Site Area (m ²)	Frontage (m)
340	310	10.2
341	307 (excluding handle)	8.1

Built Form

The proposal also includes the following built form elements:

- Demolition of two domestic outbuildings, a carport and a verandah;
- Alteration of existing dwelling (demolition of lean-to);
- Construction of a two storey detached dwelling on proposed allotment 341; and
- Construction of a freestanding carport (5.8m long, 3m wide, and 2.7m post height) on proposed allotment 340.

The proposed two storey dwelling is of a contemporary design and incorporates a range of external materials and finishes. External walls will be made from hebel and finished in render, the roof will be clad in colorbond corrugated metal sheeting and a feature sandstone blade will be located on the front façade of the dwelling to the porch. The upper level footprint is notably smaller than the ground level footprint, 63.3m² opposed to 147.9m², giving the dwelling a total floor area of 211.2m². The floor plan of the dwelling includes a double garage, three bedrooms, open plan kitchen, living and meals area, a second living area and an alfresco. The driveway will be sealed with brick paving and landscaping is proposed along both sides of the driveway and in front of the dwelling.

The existing dwelling will remain relatively intact with the exception of the removal of a lean-to and attached verandah located at the rear of the dwelling. All ancillary structures associated with the existing dwelling are proposed to be demolished. As this will eliminate all existing covered car parking spaces, a freestanding carport is proposed to be located at the rear of the existing dwelling. This carport will be used by residents of the existing dwelling only, with vehicular access gained via a right of way over the driveway of allotment 341. The proposed carport will have three open sides and a roller door located on the front. The corrugated sheet metal colorbond roof has a pitch of 25 degrees and incorporates a gable end. An uncovered visitor car parking space is to be located in front of the existing dwelling and sealed using grasscrete paving. Landscaping is proposed forward of the existing dwelling, particularly concentrated at the road frontage.

A copy of the relevant (amended) plans and documents is contained in **Attachment 1**.

Amendments

Through negotiations, the proposal has been amended in response to concerns raised relating to the bulk of the two storey dwelling and vehicle manoeuvrability.

Originally, the upper level of the two storey dwelling was bulky and lacked articulation with a relatively rectangular footprint. The amended proposal involves a reduction in the footprint of the upper level by approximately 10m² and staggering of the north, west and south facades of the upper level to improve building articulation and reduce visual bulk.

In terms of vehicle manoeuvrability, originally the two storey dwelling had a single garage with the second car parking space (visitor space) located in front of the garage. This arrangement restricted vehicle manoeuvrability from the proposed carport to the rear of the existing dwelling. Vehicles would not be able to reverse from the proposed carport and exit the site in a forward direction as conflict would occur when a car is parked in the visitor space of the two storey dwelling. The two storey dwelling was amended to include a double garage so that vehicles would not need to utilise a visitor space in front of the garage to meet the Development Plan car parking requirements. This allowed for vehicles parked in the proposed carport to exit the site in a forward direction without conflict.

For comparative purposes, a copy of the original plans is contained in **Attachment 2**.

PUBLIC NOTIFICATION

Alterations to existing dwellings, land division creating 4 or less additional allotments, detached dwellings and carports are all listed as Category 1 forms of development pursuant to Schedule 9, Part 1 (2) of the *Development Regulations 2008*. This being the case, public notification of the proposed development was not required to be undertaken.

REFERRALS

Internal

City Assets

City Assets comments are summarised as follows:

- The dimensions of the driveway (width at entrance) are incorrect on the proposed plan of division.
- The dimensions of the driveway, as shown on the architectural plans, show an acceptable two-way access arrangement.
- Vehicle manoeuvrability from the garage of the proposed dwelling is acceptable provided that no cars park behind the proposed freestanding carport.
- The finished floor level of the proposed dwelling satisfies the minimum requirements.
- Typically, a 1m separation is required between existing and proposed crossovers (see discussion below).

External

SCAP

No concerns were raised by the SCAP and standard conditions have been recommended should the application be supported.

SA Water

SA Water raised no concerns with the proposal and have recommended standard conditions should the application be supported.

A full copy of the relevant referral reports is contained in **Attachment 3**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Medium Density Policy Area 19 (the Policy Area) as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
<i>Crime Prevention</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2,
<i>Design and Appearance</i>	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 9, 10, 11, 13
<i>Energy Efficiency</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2
<i>Infrastructure</i>	<i>Objectives</i>	1, 3
	<i>Principles of Development Control</i>	1, 5, 6, 8, 16
<i>Land Division</i>	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 2, 4, 5, 6, 7, 8, 12
<i>Landscaping, Fences and Walls</i>	<i>Objectives</i>	1, 2
	<i>Principles of Development Control</i>	1, 2, 3, 4
<i>Natural Resources</i>	<i>Objectives</i>	1, 2, 3, 5, 6, 7, 10
	<i>Principles of Development Control</i>	1, 4, 5, 6, 7, 8, 9, 10, 12, 13, 39
<i>Orderly and Sustainable Development</i>	<i>Objectives</i>	1, 2, 3, 4 & 5
	<i>Principles of Development Control</i>	1, 3, 5, 6, 7
<i>Residential Development</i>	<i>Objectives</i>	1, 2, 3, 4
	<i>Principles of Development Control</i>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27
<i>Transportation and Access</i>	<i>Objectives</i>	2
	<i>Principles of Development Control</i>	1, 2, 8, 10, 11, 23, 24, 30, 34, 35, 36, 37, 40, 41, 43, 44

Zone: Residential Zone	
<u>Desired Character Statement:</u>	
<p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 2, 5, 6, 7, 10, 11, 12, 13

Policy Area: Medium Density Policy Area 19	
<u>Desired Character Statement:</u>	
<p><i>Allotments in this policy area will be at medium density, accommodating a range of dwelling types including semi-detached, row and group dwellings, as well as some residential flat buildings and some detached dwellings on small allotments. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.</i></p> <p><i>New buildings will contribute to a highly varied streetscape. Buildings will be up to 2 storeys, except for allotments fronting Brooker Terrace, Marion Road and Henley Beach Road, and overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to streets. Garages and carports will be located behind the front facade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 3, 4, 7

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
SITE/ALLOTMENT AREA <i>Medium Density Policy Area 19</i> <i>PDCs 4 & 7</i>	270m ² (minimum)	310 m ² (allotment 340) 307m ² (allotment 341) Satisfies
SITE/ALLOTMENT FRONTAGE <i>Medium Density Policy Area 19</i> <i>PDCs 4 & 7</i>	9m (minimum)	10.2m (allotment 340) 8.1m (allotment 341) Does Not Satisfy (lot 341)
STREET SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	3m (minimum)	8.9m (existing dwelling) 25m (proposed dwelling) Satisfies
SIDE SETBACKS <i>Residential Zone</i> <i>PDCs 11 & 13</i>	1m (minimum where vertical side wall is 3m or less) or 0m (for maximum of 8m) 2m (minimum where vertical side wall is between 3 - 6m)	<u>Existing Dwelling</u> 1.7m (west) 2m (east) Satisfies <u>Proposed Dwelling</u> Ground floor: 1m (west) 0m (east) Upper level: 1m (west) 6.3m (east) Does Not Satisfy
REAR SETBACK <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	6m (minimum)	3m (existing dwelling) 0m (proposed dwelling) Does Not Satisfy
BUILDING HEIGHT <i>Medium Density Policy Area 19</i> <i>PDC 3</i>	2 storeys or 8.5m (maximum)	Single storey (existing dwelling) 2 storeys, 7.2m (proposed dwelling) Satisfies

<p>PRIVATE OPEN SPACE <i>Residential Development</i> PDC 19</p>	<p><u>Sites 300-500m²</u> 60m² (minimum area) 4m (minimum dimension) 24m² (minimum directly accessible from habitable room).</p>	<p><u>Existing Dwelling</u> 43m² (total) 3m (minimum dimension) 43m² (accessed from habitable room)</p> <p><u>Proposed Dwelling</u> 50m² (total) 4.2m (minimum dimension) 50m² (accessed from habitable room)</p> <p>Does Not Satisfy</p>
<p>CARPARKING SPACES <i>Transportation and Access</i> PDC 34 <i>Table WeTo/2</i></p>	<p>2 car-parking spaces (at least 1 covered) per dwelling</p>	<p><u>Existing Dwelling</u> 2 car parking spaces (1 covered)</p> <p><u>Proposed Dwelling</u> 2 car parking spaces (2 covered)</p> <p>Satisfies</p>
<p>DOMESTIC STORAGE <i>Site Facilities and Storage</i> PDC 4</p>	<p>8m³ (minimum)</p>	<p>Both existing and proposed dwellings have adequate space in laundry, under stairwell, in carport/garage and rear yard.</p> <p>Satisfies</p>
<p>INTERNAL FLOOR AREA <i>Residential Development</i> PDC 9</p>	<p>75m² (minimum for 2 bedroom dwelling)</p> <p>100m² (minimum for 3 bedroom dwelling)</p>	<p>88m² (existing dwelling) 155m² (proposed dwelling)</p> <p>Satisfies</p>
<p>CARPORT PROVISIONS <i>Residential Development</i> PDC 16</p>	<p>60m² (maximum area)</p> <p>5m (maximum height)</p> <p>Setbacks: No closer to the primary road frontage than any part of the associated dwelling</p>	<p>17.4m² (area)</p> <p>3.5m (height)</p> <p>Setbacks behind the associated dwelling</p> <p>Satisfies</p>

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings.

Land Use

Medium Density Policy Area 19 envisages residential development in the form of detached dwellings, dwelling additions, domestic structures and the like. As such, the proposal is considered to be an appropriate and envisaged form of development within the policy area.

Existing and Desired Character

The Desired Character statement for the Policy Area seeks medium density allotments accommodating a range of dwelling types, including detached dwellings situated on small allotments up to two storeys in height. Battle-axe allotment configurations are not discouraged in the policy area while garages located behind the front facades of buildings and landscaping at the road frontage are encouraged.

The proposed development is considered to address the relevant components of the Desired Character statement apart from achieving allotments at medium density. The *30-Year Plan for Greater Adelaide* provides some guidance as to what is considered medium density development, this being between 35-70 dwellings per hectare. This is equivalent to allotments of around 140m² to 285m² in area. The proposed allotments are, at 307m² and 310m² in area, marginally larger than the medium density parameters outlined in the *30-Year Plan*. This shortfall is not considered to be fatal to the proposal, as densities are progressively increasing in the locality in line with its recent rezoning.

Variations in allotment shape, size, configuration and frontage width have resulted in an inconsistent allotment pattern along Garfield Avenue. These variations have arisen from recent infill development within the locality with battle-axe allotment configurations now relatively common across the locality (refer locality plan above).

Dwelling types range from detached, group and residential flat buildings. Older housing stock is typically single storey in height while two storey dwellings form part of the more recently constructed housing stock within the locality. These two storey dwellings are predominantly located on battle-axe allotments. Of particular relevance to the proposed development is a two storey residential flat building comprising two dwellings located on the adjoining allotment to the east of the subject site. Photographs of some of the two storey dwellings situated on battle-axe allotments are shown in Figure 1 and Figure 2 below.

Given that such two storey dwellings situated on battle-axe allotments are common within the locality, the proposal is considered unlikely to negatively impact on the existing character of the locality.



Figure 1: Two storey development under construction at 49A-49B Garfield Avenue



Figure 2: Two storey dwelling situated at 45 Garfield Avenue

Allotment Frontage

Proposed allotment 341 falls marginally short of the frontage width requirement for land division and detached dwellings within Medium Density Policy Area 19 by 0.91m (PDCs 4 and 7). Frontage width is a common shortfall for battle-axe land division proposals as the driveway portion of the allotment is generally the only component that has frontage to a public road. As discussed above, battle-axe allotment configurations are common within the locality and are not discouraged by the Desired Character statement for the policy area.

As both the land division and land use components have been combined, the proposed allotments have been determined to be suitable for their intended residential use. The existing and proposed dwellings satisfy the majority of relevant Development Plan provisions. Any shortfalls have been determined to be minor and acceptable (discussed further below). Taking these factors into consideration, the minor departure in frontage width is not considered to be fatal to the proposal.

Setbacks

The upper level side (west) setback of the proposed dwelling falls short of meeting the 2m minimum requirement stipulated by PDC 11 of the Residential Zone by 1m. This shortfall is considered to be acceptable and unlikely to negatively impact adjoining land owners, especially as this portion of the wall extends for a length of only 2.4m.

The garage of the proposed dwelling is located on both the rear and side (east) boundaries of the site. The boundary development is considered to be acceptable in this instance given that the impact on adjoining allotments will be limited. The garage will be located adjacent to the garage, staircase and laundry of the newly constructed dwelling on the adjoining allotment to the east. The portion of the garage located on the northern boundary will have open sides to reduce the bulk and visual impact of the structure. Further, overshadowing will not occur to the adjoining allotment to the north.

Both the existing and proposed dwellings do not meet the 6m minimum rear setback requirement of PDC 3 of the policy area. As noted above, the proposed dwelling has a garage located on the rear boundary while the remainder of the dwelling (both ground and upper level) is located 4.2m from the rear boundary at its closest point. The lesser rear setback of the proposed dwelling is considered to be acceptable in this instance as the upper level of the dwelling is staggered to reduce visual impact.

The existing dwelling has a 3m setback from the new rear boundary. Given that the existing dwelling is single storey in height, the rear setback shortfall is unlikely to negatively impact occupants of the proposed dwelling. In both cases, overshadowing will not occur to the allotments to the rear and shortfalls in private open space have been determined to be acceptable (discussed below).

Private Open Space

As outlined in the table above, both the existing and proposed dwelling have quantitative shortfalls in terms of private open space. However, it is important to also consider whether the proposal satisfies the qualitative private open space provisions of the Development Plan.

In particular, the private open space for both dwellings will:

- be accessible from an internal living area;
- have a northerly aspect;
- have adequate access to sunlight during winter and summer; and
- be of a functional area and shape;

Taking these qualitative factors into consideration, the private open space shortfalls are considered to be acceptable on balance.

It is also worth noting that the proposed allotments are only marginally greater than 300m² in area. Allotments less than 300m² in area only require 24m² of private open space and a minimum dimension of 3m, both of which are achieved by the proposed (and existing) dwelling.

Landscaping

The proposal includes landscaping to the road frontage, driveway and vehicle manoeuvring areas, comprised of low and tall growing plant species to enhance the appearance of the road frontage and assist in softening the appearance of the driveway. In addition, over 10% of the development site will be landscaped. Accordingly, the proposed development is consistent with PDCs 1 and 4 of the Landscaping, Fences and Walls module.

Overlooking

All upper level habitable room windows of the proposed two storey dwelling will either have a sill height of 1.7m above the upper floor level or fixed opaque glazing to a height of 1.7m above the upper floor level. It is considered that the positioning of and treatments to the upper level windows will maintain the privacy of adjoining dwellings, satisfying PDC 27 of the Residential Development module.

Overshadowing

The applicant has provided shadow diagrams demonstrating the extent of overshadowing from the proposed two storey dwelling during winter and summer. The diagram shows that some overshadowing will occur to the adjoining allotments to the south, east and west, however, overshadowing will not be sustained for long periods of time. It is evident that at least 3 hours of sunlight would be available to the adjoining residential properties in accordance with PDCs 11 and 12 of the Residential Development module.

Earthworks and Retaining Walls

The topography of the subject site is relatively flat with only 0.26m of fall from the rear of the allotment to the front. Taking into consideration the bench level of the proposed dwelling, approximately 0.2m of fill will be required. As such, a concrete plinth 0.2m in height may be necessary along the boundaries of the allotment. The combined height of the plinth and a standard 1.8m boundary fence would not trigger the need for Development Approval. The proposed earthworks are considered to be minor and reasonable and unlikely to impact adjoining land owners.

Vehicular Access, Stormwater and Public Infrastructure

Both the existing and proposed dwellings will utilise the "handle" of allotment 341 for vehicular access to their respective car parking spaces. Given that the proposal is for a Torrens Title land division and the "handle" formally belongs to allotment 341, a right of way has been indicated over this portion of the allotment appurtenant to allotment 340. This will formally allow residents of the existing dwelling to utilise this land for vehicular access.

City Assets have confirmed that the dimensions of the driveway are suitable and cater for two way vehicle movements. Further, the dimensions satisfy those stipulated by PDC 7 of the Land Division module. To ensure that all vehicles will be able to enter and exit the site in a forward direction, a condition has been added to the recommendation restricting car parking in front of the freestanding carport and double garage of the proposed two storey dwelling.

To accommodate the proposed driveway, the existing crossover is to be extended approximately 2m to the west. City Assets initially raised concerns with the offset distance between the proposed crossover and the existing crossover to the adjoining allotment to the east. The adjoining allotment to the east is currently being redeveloped and the approved plans show a 0.5m offset between the proposed crossover and the boundary of the subject site. The crossover proposed as part of the subject development application achieves an offset distance of 0.6m from the boundary of the adjoining allotment to the east. This will allow for a combined offset distance of 1.1m between the proposed crossovers. As such, the standard City Assets offset requirements have been met.

City Assets have raised no concerns with the proposed stormwater management system. The proposed stormwater outlet is located 3.1m from the street tree and 1m from the proposed crossover, in accordance with the standard City Operations and City Assets offset requirements.

Provision of water supply, stormwater collection and sewerage services are contained within the Garfield Avenue road reserve.

SUMMARY

The proposed land division and associated two storey detached dwelling and freestanding carport is considered to be a desired, orderly and appropriate form of development within the policy area. The built form and allotment layout sufficiently accords with the Desired Character and is compatible with the established pattern and built form characteristics of the locality.

The proposal incurs marginal shortfalls in terms of frontage width, setbacks and private open space. These minor shortfalls have been determined to be acceptable and are not considered to be fatal to the proposal. Overshadowing is considered to be within acceptable limits and overlooking suitably minimised to maintain the privacy of adjoining properties.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 06 February 2018 and warrants Development Plan Consent and Land Division Consent.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent and Land Division Consent for Application No. 211/347/2018 by Diamanti Design Development to undertake a Combined Application: land division - Torrens Title; SCAP No. 211/D035/18; Create one (1) additional allotment; demolition of two domestic outbuildings, a carport and a veranda; alterations to existing dwelling (demolition of lean-to) and construction of a two storey detached dwelling and freestanding carport and associated landscaping at 51 Garfield Avenue, Kurralta Park (CT 5786/938) subject to the following conditions of consent:

Development Plan Consent Conditions

1. The development shall be undertaken and completed in accordance with the following plans and information detailed in this application except where varied by any condition(s) listed below.
 - a) 'Existing Site Plan' by Diamanti Designs, Drawing no. PD.01.P1, Revision: B;
 - b) 'Proposed Site Plan' by Diamanti Designs, Drawing no. PD.02.P1, Revision: C;
 - c) 'Lower Floor Plan' by Diamanti Designs, Drawing no. PD.03.P1, Revision: B;
 - d) 'Upper Floor Plan' by Diamanti Designs, Drawing no. PD.04.P1, Revision: B;
 - e) 'Elevations' by Diamanti Designs, Drawing no. PD.05.P1, Revision: B;
 - f) 'Carport' by Diamanti Designs, Drawing no. PD.06.P1, Revision: B;
 - g) 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, Drawing no. CF5, Issue: B
 - h) Plan of Division by Fyfe Pty Ltd, Drawing no. 66247-1-1-SV-DA1-R4, Revision: 4
2. No vehicles are to be parked in front of the approved freestanding carport located on allotment 340 or double garage of the two storey dwelling located on allotment 341 at any time.

3. Prior to occupation of the two storey dwelling approved herein, the upper level windows located on the southern façade of the building shall be fixed with obscure glass to a minimum height of 1.7 metres above the upper floor level, as indicated on the approved 'Elevations' plan by Diamanti Designs. Obscure glass shall be maintained in good condition at all times to the reasonable satisfaction of Council.
4. Within one (1) month of the practical completion of the development approved herein, all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and maintained in good condition at all times to the reasonable satisfaction of Council.
5. Within one (1) month of the practical completion of the development approved herein, the stormwater management system, as indicated on the 'Site & Drainage Plan' by Zafiris & Associates Pty Ltd, shall be installed on site.
6. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
7. Within six (6) months of the practical completion of the development approved herein, all landscaping indicated on the approved 'Proposed Site Plan' by Diamanti Designs, shall be planted.
8. All landscaping shall be maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately to the reasonable satisfaction of the Council.
9. That prior to the issue of certificates for the land division approved herein, all existing buildings indicated to be demolished on the approved 'Existing Site Plan' by Diamanti Designs shall be removed from subject land.

Land Division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

10. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H H0070701).

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

11. Payment of \$6830 into the Planning and Development fund (1 lot @ \$6830/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
 12. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
-

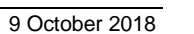
Attachments

- 1. Application Plans and Documents**
- 2. Original Plans and Documents**
- 3. Referral Responses**

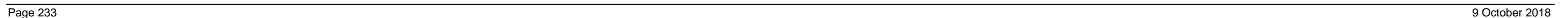
PLANNING DRAWINGS

UNIT TO REAR OF EXISTING RESIDENCE
BOX
51 GARFIELD AVENUE
KURRALTA PARK SA

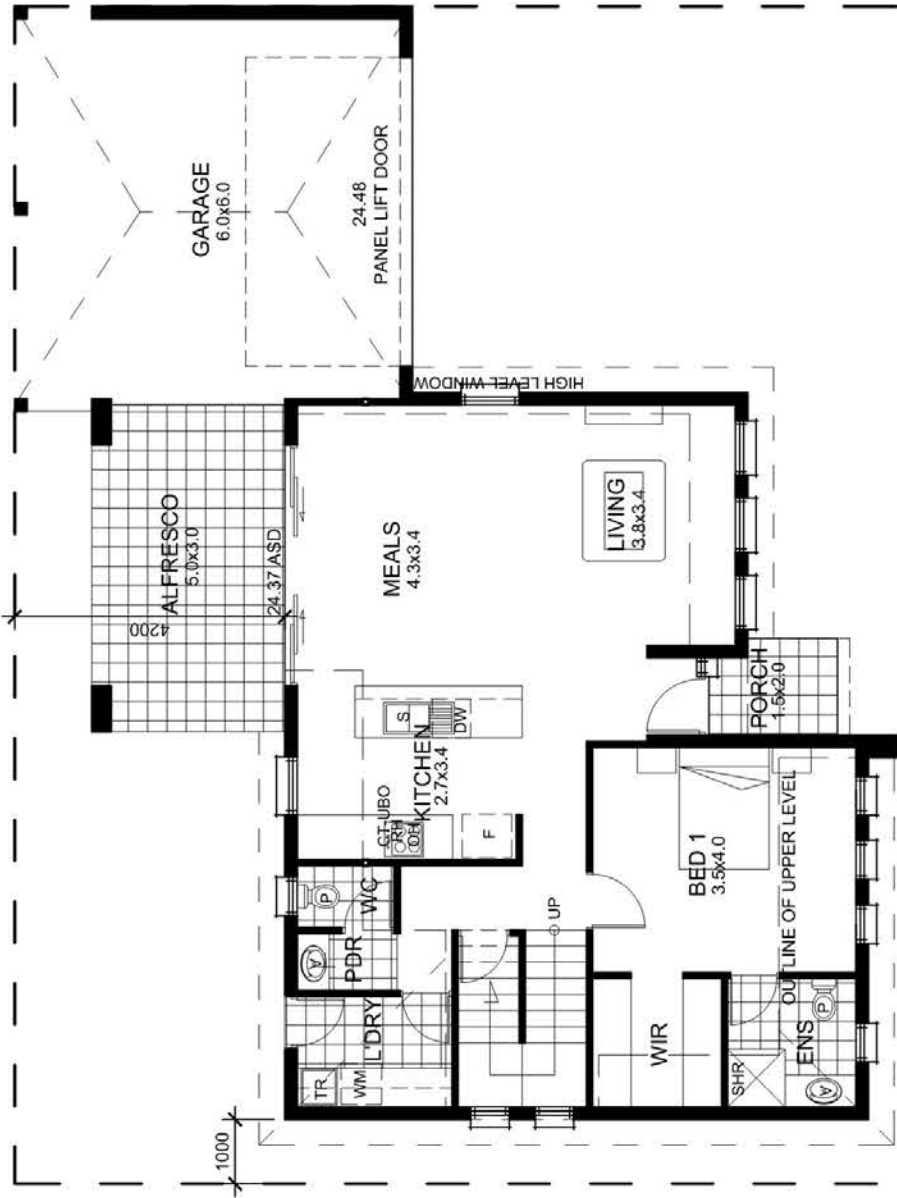
SHEET	DRAWING LIST
1	EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	LOWER FLOOR PLAN
4	UPPER FLOOR PLAN
5	ELEVATIONS
6	CARPORT
7	SHADOW DIAGRAMS



9 October 2018



PLANNING DRAWINGS



AREAS	
LOWER LIVING	91.67m ²
UPPER LIVING	63.29m ²
GARAGE	38.47m ²
PORCH	2.81m ²
ALFRESCO	15.00m ²
TOTAL	211.24m ²
OVERALL SITE	724.64 m ²
LOT 1 SITE (EXISTING)	297.03 m ²
LOT 1 P.O.S	43.60m ²
LOT 2 SITE (PROPOSED)	268.92 m ²
LOT 2 P.O.S	60.47m ²
DRIVEWAY	158.73 m ²

"B" 31.06.18
-VISITORS CARPARKING LOCATION
-ENTRANCE DIMENSIONS
"A"
-LETTER BOXES ADDITION
-ENTRANCE DIMENSIONS
-PROPOSED CARPORT DIMENSIONS
-PROPOSED CARPORT ELEVATIONS ADDED.
-CARPORT BUILDING AND COLOUR SCHEDULE
ADDED.
ALL CROSSOVER AND STORM WATER DISCHARGE
TO TO STREET AS PER ENGINEER. STORM WATER
DESIGN IN ACCORDANCE WITH COUNCIL
GUIDELINES.

PLANNING DRAWINGS
CLIENT:
Box, Mathew
SITE ADDRESS:
51 GARFIELD AVENUE - KURRALTA PARK
PROPOSED:
UNIT TO REAR OF EXISTING RESIDENCE
DATE: MAR 2018
DRAWING NO.
DRAWN: GR
SHEET: 03 OF 07
PD. 03. P1



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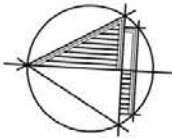
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OVER UNFIGURED DIMENSIONS. DIMENSIONS
AND LEVELS BEFORE COMMENCING ANY
BUILDING WORK. ANY DISCREPANCY TO BE
REPORTED TO THE DESIGNERS IMMEDIATELY.

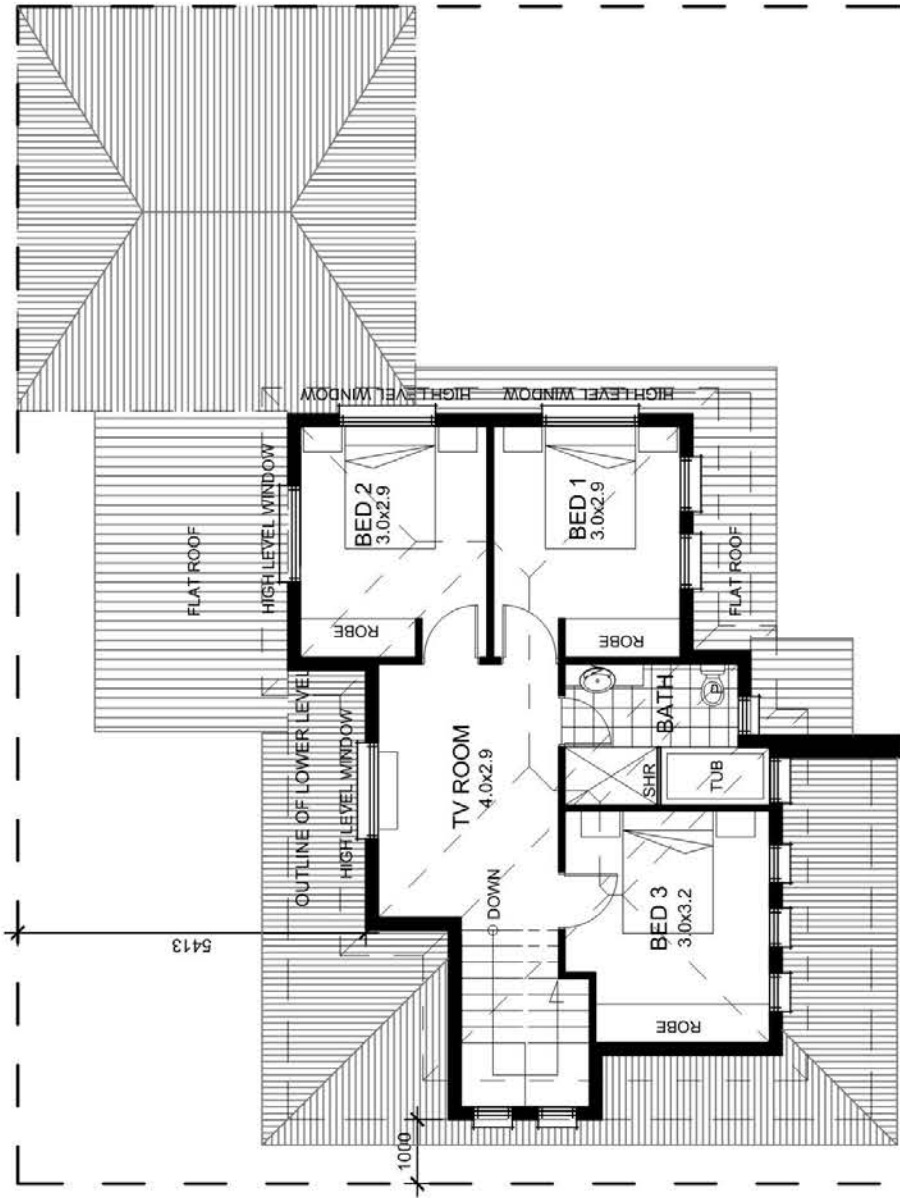
(PROPOSED DWELLING) BUILDING AND COLOUR SCHEDULE		
ITEM	CONSTRUCTION	COLOUR
FLOORS	CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN	---
INTERNAL	TIMBER FRAMED WALLS GYPROCK LINING	---
WALLS	HEBEL VENEER TO DWELLING	SOLVER DOESKIN
FACADE	FIBRE CEMENT SHEETING TEXTURE COATED	SOLVER NOMAD BEIGE
ROOF	COLORBOND CUSTOM ORB	SLATE GREY
WINDOWS	ALUMINIUM FRAMED AWNING AND SLIDING	NATURAL ANODISED
GARAGE DOOR	COLORBOND PANEL LIFT DOOR	SLATE GREY

LOWER FLOOR PLAN

SCALE 1:100 @ A3



PLANNING DRAWINGS



"B" 31.06.18
-VISITORS CARPARKING LOCATION
-ENTRANCE DIMENSIONS
"A"
-LETTER BOXES ADDITION
-ENTRANCE DIMENSIONS
-PROPOSED CARPORT DIMENSIONS
-PROPOSED CARPORT ELEVATIONS ADDED.
-CARPORT BUILDING AND COLOUR SCHEDULE ADDED.
ALL CROSSOVER AND STORM WATER DISCHARGE TO TO STREET AS PER ENGINEER. STORM WATER DESIGN IN ACCORDANCE WITH COUNCIL GUIDELINES.

PLANNING DRAWINGS
CLIENT:
Box, Mathew
SITE ADDRESS:
51 GARFIELD AVENUE - KURRALTA PARK
PROPOSED:
UNIT TO REAR OF EXISTING RESIDENCE
DATE: MAR 2018
DRAWING NO.
DRAWN: GR
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PD. 04. P1



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FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER UNFIGURED DIMENSIONS. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

(PROPOSED DWELLING) BUILDING AND COLOUR SCHEDULE		
ITEM	CONSTRUCTION	COLOUR
FLOORS	CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN	---
INTERNAL	TIMBER FRAMED WALLS GYPROCK LINING	---
WALLS	HEBEL VENEER TO DWELLING	SOLVER DOESKIN
FACADE	FIBRE CEMENT SHEETING TEXTURE COATED	SOLVER NOMAD BEIGE
ROOF	COLORBOND CUSTOM ORB	SLATE GREY
WINDOWS	ALUMINIUM FRAMED AWNING AND SLIDING	NATURAL ANODISED
GARAGE DOOR	COLORBOND PANEL LIFT DOOR	SLATE GREY

UPPER FLOOR PLAN
SCALE 1:100 @ A3

COLORBOND CUSTOM ORB ROOF SHEETING AT PITCH 25°
LIGHTWEIGHT CANOPY
HEBEL WALL PAINT FINISH
ALUMINUM AWNING WINDOW (FIXED OBSCURE TO 1700AFL)



COLORBOND CUSTOM ORB ROOF —
SHEETING AT PITCH 25° NAIL EAVES



LIGHTWEIGHT CANOPY

COLORBOND CUSTOM ORB ROOF SHEETING AT PITCH 25°

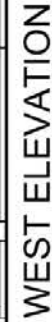
ALUMINIUM AWNING WINDOW

COLORBOND CUSTOM ORB ROOF SHEETING AT PITCH 25° NIL EAVES



COLORBOND CUSTOM ORB ROOF SHEETING -

AT PITCH 25° NIL EAVES



SCALE 1:100 @ A3

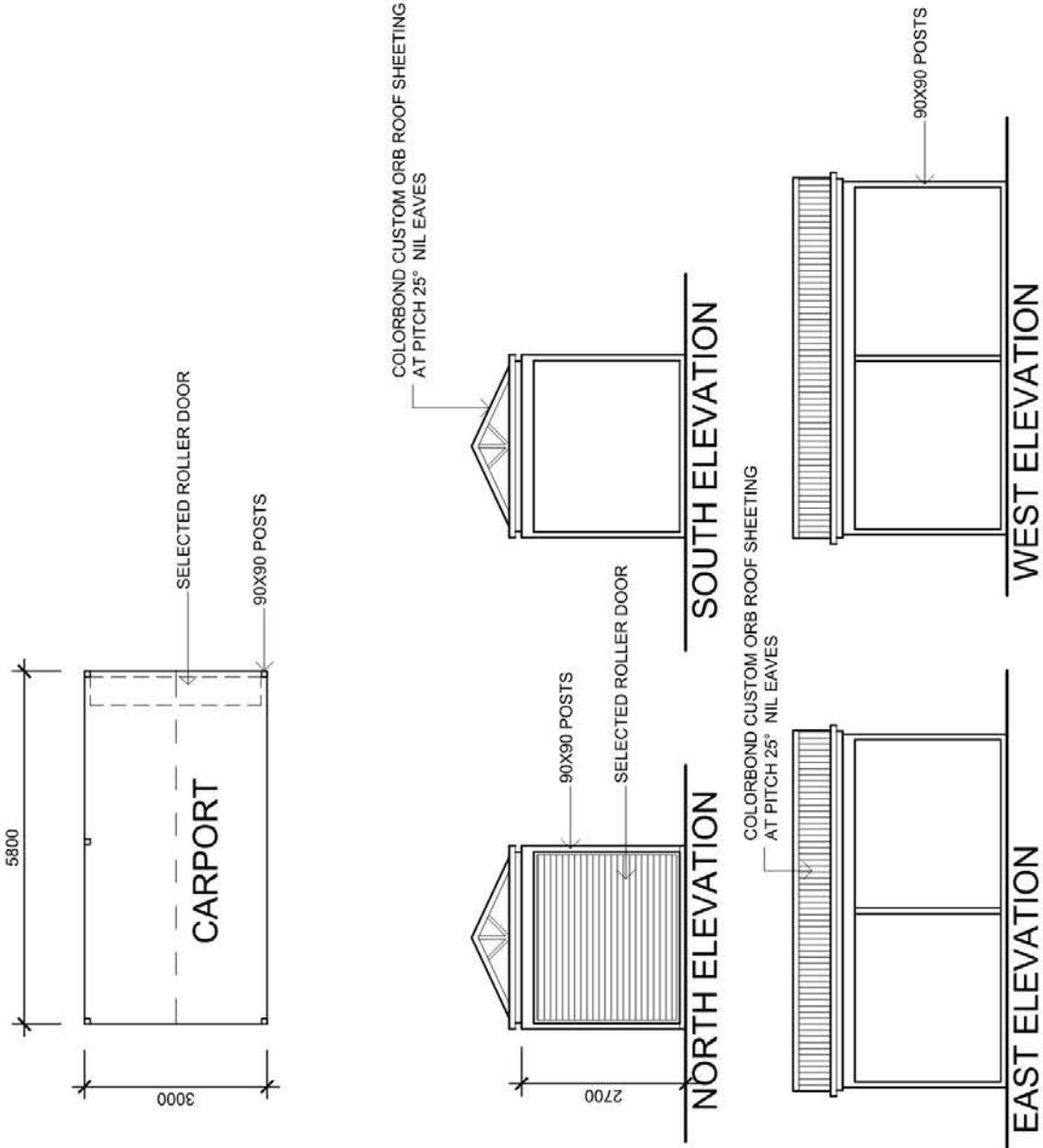
CLIENT:	Box, Mathew	
SITE ADDRESS:	51 GARFIELD AVENUE - KURRALTA PARK	
PROPOSED:	UNIT TO REAR OF EXISTING RESIDENCE	
DATE:	MAR 2018	DRAWING NO:
DRAWN:	GR	PD. 05. P1
SHEET: 05 OF 07		

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FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

PLANNING DRAWINGS



"B" 31.06.18
-VISITORS CARPARKING LOCATION
-ENTRANCE DIMENSIONS
"A"
-LETTER BOXES ADDITION
-ENTRANCE DIMENSIONS
-PROPOSED CARPORT DIMENSIONS
-PROPOSED CARPORT ELEVATIONS ADDED.
-CARPORT BUILDING AND COLOUR SCHEDULE ADDED.
ALL CROSSOVER AND STORM WATER DISCHARGE TO TO STREET AS PER ENGINEER. STORM WATER DESIGN IN ACCORDANCE WITH COUNCIL GUIDELINES.

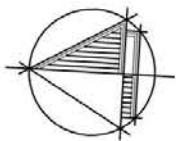
PLANNING DRAWINGS
CLIENT: Box, Mathew
SITE ADDRESS: 51 GARFIELD AVENUE - KURRALTA PARK
PROPOSED: UNIT TO REAR OF EXISTING RESIDENCE
DATE: MAR 2018 DRAWING NO. PD. 06. P1
DRAWN: GR SHEET: 06 OF 07

**BUILDING
DESIGN
&
PROJECT
MANAGEMENT**
1B ROSE STREET
GLENELG SA 5045

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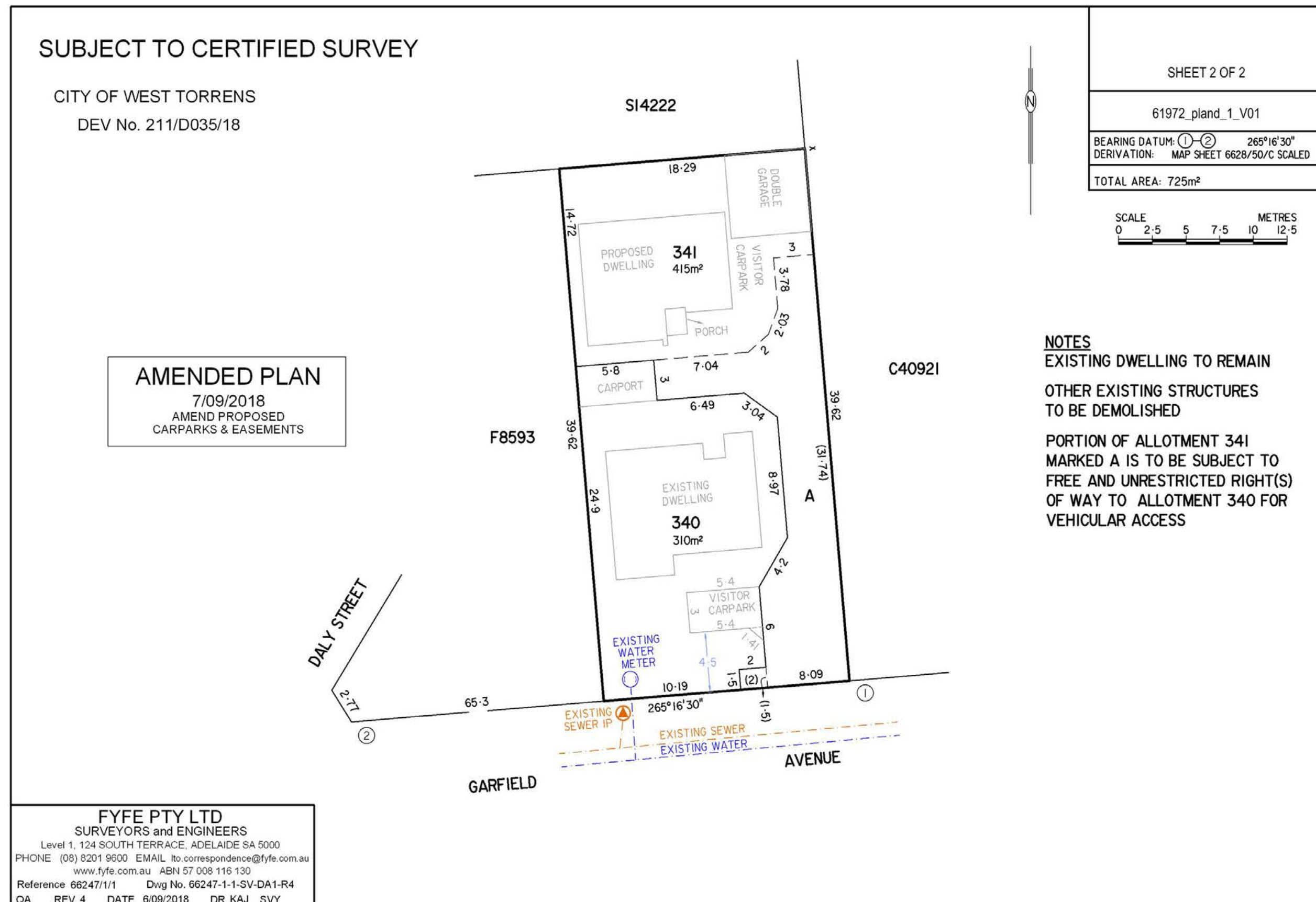
FIGURED DIMENSIONS SHALL TAKE PREFERENCE
OVER SAID DIMENSIONS. DIMENSIONS
AND LEVELS BEFORE COMMENCING ANY
BUILDING WORK. ANY DISCREPANCY TO BE
REPORTED TO THE DESIGNERS IMMEDIATELY.



CARPORT
SCALE 1:100 @ A3



PURPOSE:		DIVISION		AREA NAME:		KURRALTA PARK		APPROVED:		SHEET 1 OF 2 61972_text_01_v01	
MAP REF:		6628/50/C		COUNCIL:		CITY OF WEST TORRENS		DEPOSITED/FILED:			
LAST PLAN:				DEVELOPMENT NO:		211/D035/18/001					
AGENT DETAILS:		FYFE PTY LTD LEVEL 1, 124 SOUTH TERRACE ADELAIDE SA 5000 PH: 82019600 FAX:				SURVEYORS CERTIFICATION:					
AGENT CODE:		ALRF									
REFERENCE:		66247/1/1 DA1-R4									
SUBJECT TITLE DETAILS:											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
CT	5786	938		ALLOTMENT(S)	34	F	8593	ADELAIDE			
OTHER TITLES AFFECTED:											
EASEMENT DETAILS:											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				CREATION	
NEW	341	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		340					
ANNOTATIONS:											



PLANNING DRAWINGS

LANDSCAPING NOTES

DODONEA PURPUREA
(EVERGREEN, 3 M HEIGHT/3M WIDTH)
ABELIA GRANDIFOLIA
(EVERGREEN, 1.8 M HEIGHT)
POLYGALA GRANDIFLORA
(1M HEIGHT/1.3M WIDTH)
WESTRINGIA FRUTICOSA
(2M HEIGHT/2M WIDTH)
COLEONEMA PULCHRUM COMPACTUM
(EVERGREEN, 0.6-0.75 M HEIGHT/0.5M WIDTH)
CALLISTEMON LITTLE JOHN
(0.5-1M HEIGHT/0.3-1M WIDTH)
NANDINA NANA
COLEONEMA AUREA "GOLDEN DIOSMA"
(0.6M HEIGHT/0.6M WIDTH)
(EVERGREEN, 1.5 M HEIGHT/1.5M WIDTH)
VIBURNUM TINUS LUCIDUM
(EVERGREEN, 3 M HEIGHT/2.5M WIDTH)

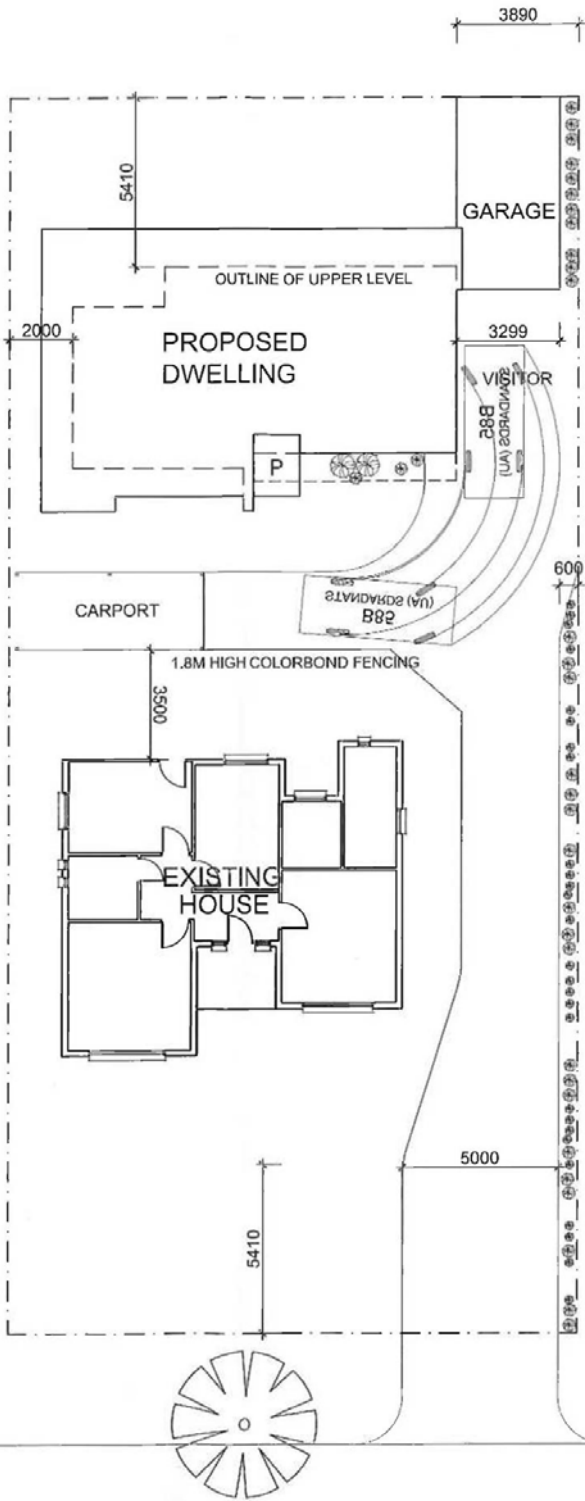
GENERAL NOTES

ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS
GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE OR BY ENGINEER AND TO BE READ IN CONJUNCTION WITH ANY SURVEY PLANS AVAILABLE. ALL DIMENSIONS ARE TO BE CHECKED WITH EXISTING AND PROPOSED SITE CONDITIONS.
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR DESIGNER.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (WHERE APPLICABLE).
REFER (IF APPLICABLE) TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON RETAINING WALLS, SITE WORKS AND STORMWATER DETAILS



PROPOSED SITE PLAN

SCALE 1:200 @ A3



AREAS	
LOWER LIVING	106.71m2
UPPER LIVING	73.86m2
GARAGE	20.15m2
PORCH	2.99m2
TOTAL	203.71m2
OVERALL SITE	
LOT 1 SITE	724.64 m2
LOT 1 P.O.S	237.05 m2
LOT 1 P.O.S	103.63m2
LOT 2 SITE	316.87 m2
LOT 2 P.O.S	161.97m2
DRIVEWAY	156.52 m2

PLANNING DRAWINGS

CLIENT:
Box, Mathew
SITE ADDRESS:
51 GARFIELD AVENUE - KURRALTA PARK
PROPOSED:
UNIT TO REAR OF EXISTING RESIDENCE
DATE: DEC 2017
DRAWN: GR
DRAWING NO. PD. 02. P1
SHEET: 01 OF 07

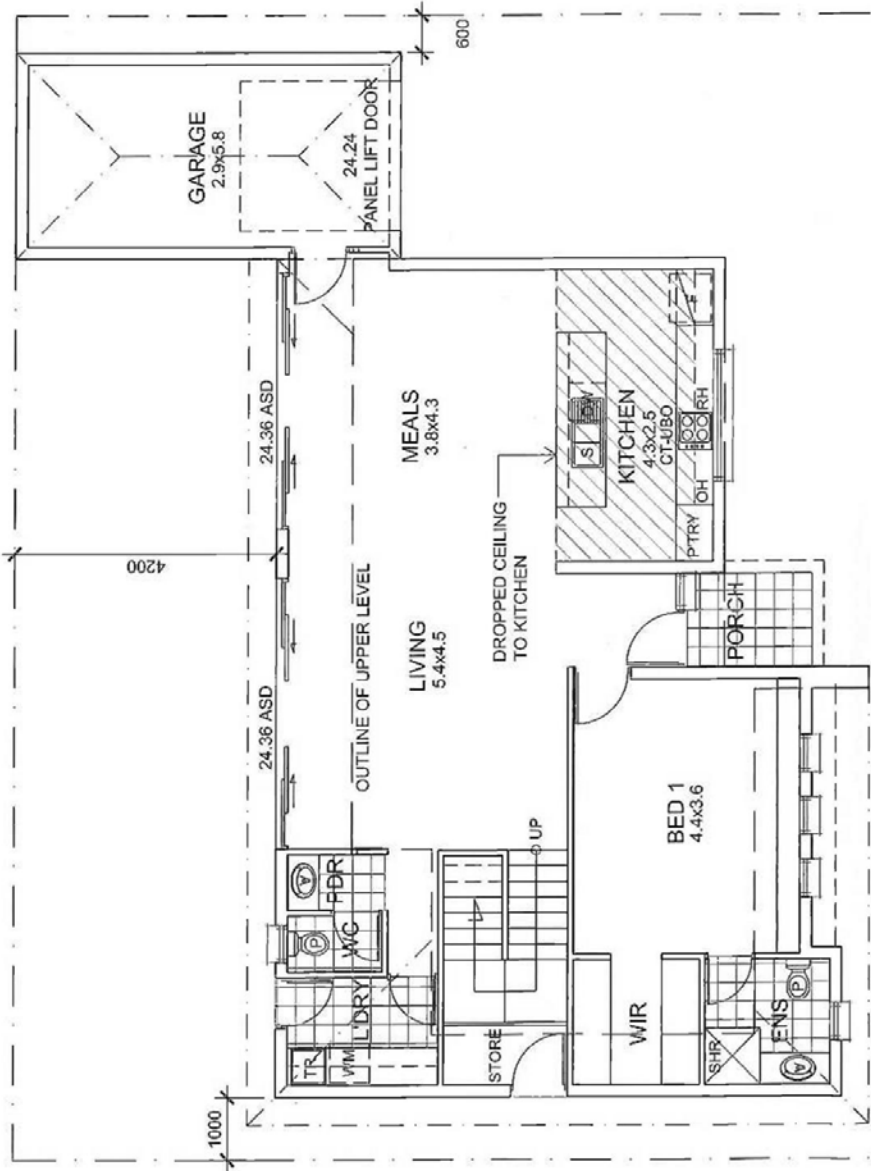


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PLANNING DRAWINGS



AREAS	
LOWER LIVING	106.71m ²
UPPER LIVING	73.86m ²
GARAGE	20.15m ²
PORCH	2.99m ²
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LOT 2 SITE	316.87 m ²
LOT 2 P.O.S	161.97m ²
DRIVEWAY	156.52 m ²

PLANNING DRAWINGS

CLIENT:
Box, Mathew

SITE ADDRESS:
51 GARFIELD AVENUE - KURRALTA PARK

PROPOSED:
UNIT TO REAR OF EXISTING RESIDENCE

DATE: DEC 2017

DRAWN: GR

DRAWING NO.
PD. 03. P1

SHEET: 04 OF 07



**BUILDING
DESIGN
&
PROJECT
MANAGEMENT**
18 ROSE STREET
GLENELG SA 5045

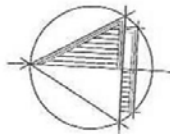
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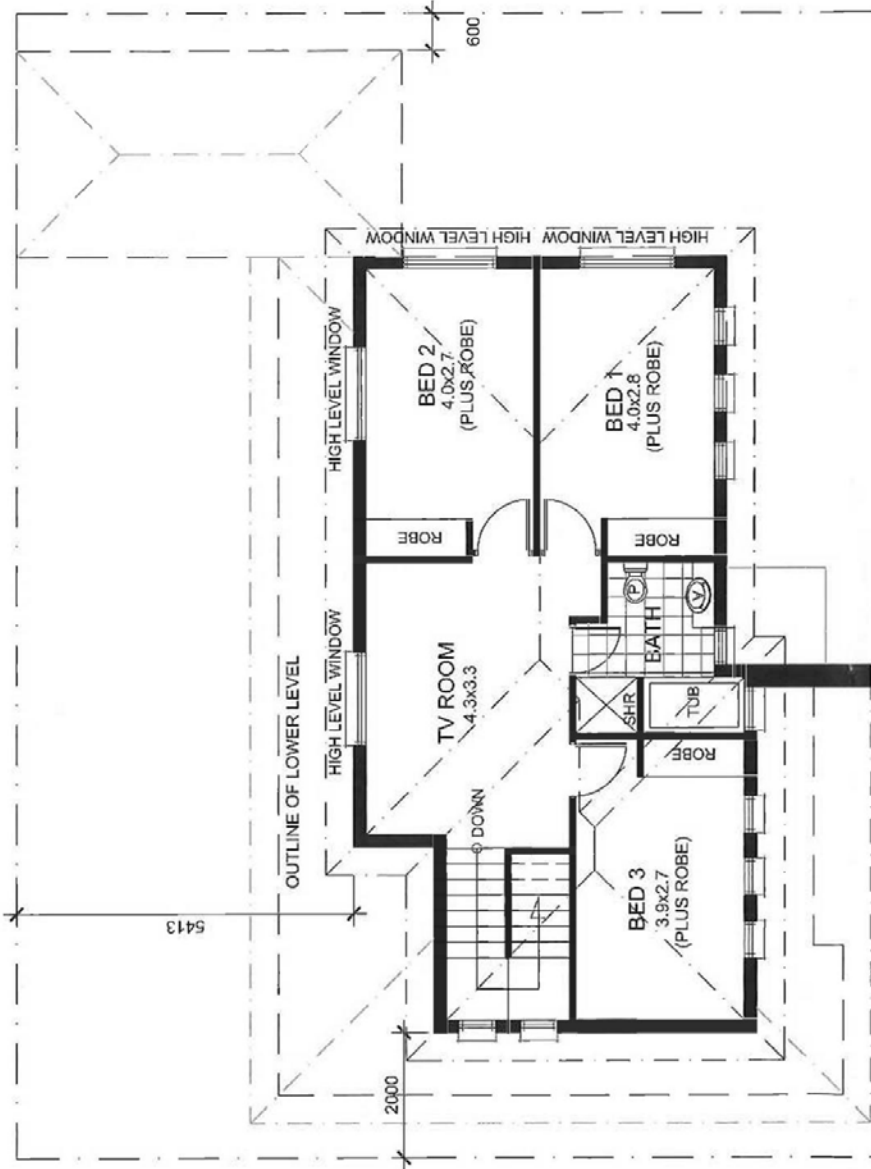
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AND LEVELS BEFORE COMMENCING ANY
BUILDING WORK. ANY DISCREPANCY TO BE
REPORTED TO THE DESIGNERS IMMEDIATELY.

BUILDING AND COLOUR SCHEDULE		
ITEM	CONSTRUCTION	COLOUR
FLOORS	CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN	---
INTERNAL	TIMBER FRAMED WALLS GYPROCK LINING	---
WALLS	HEBEL VENEER TO DWELLING	SOLVER DOESKIN
FACADE	FIBRE CEMENT SHEETING TEXTURE COATED	SOLVER NOMAD BEIGE
ROOF	COLORBOND CUSTOM ORB	SLATE GREY
WINDOWS	ALUMINIUM FRAMED AWNING AND SLIDING	NATURAL ANODISED
GARAGE DOOR	COLORBOND ROLLER DOOR	SLATE GREY

LOWER FLOOR PLAN
SCALE 1:100 @ A3



PLANNING DRAWINGS



AREAS	
LOWER LIVING	106.71m ²
UPPER LIVING	73.86m ²
GARAGE	20.15m ²
PORCH	2.99m ²
TOTAL	203.71m ²
OVERALL SITE	724.64 m ²
LOT 1 SITE	237.05 m ²
LOT 1 P.O.S	103.63m ²
LOT 2 SITE	316.87 m ²
LOT 2 P.O.S	161.97m ²
DRIVEWAY	156.52 m ²

PLANNING DRAWINGS

CLIENT:
Box Mathew

SITE ADDRESS:
51 GARFIELD AVENUE - KURRALTA PARK

PROPOSED:
UNIT TO REAR OF EXISTING RESIDENCE

DATE: DEC 2017
DRAWN: GR

DRAWING NO:
PD. 04. P1

SHEET: 05 OF 07



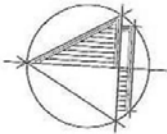
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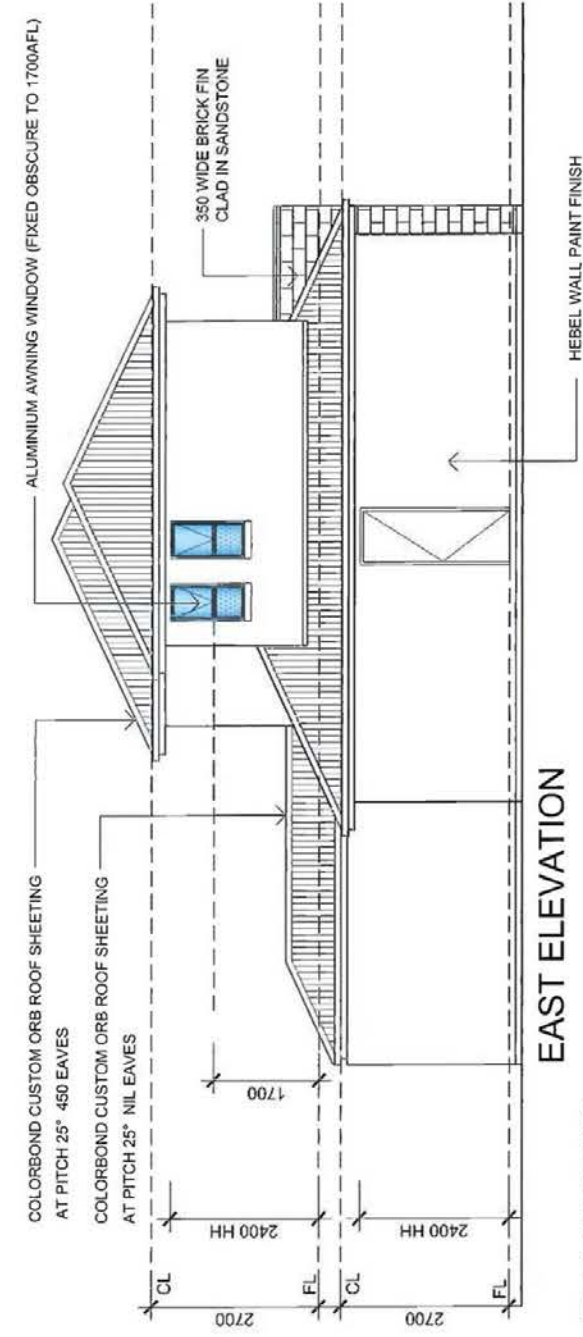
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BUILDING AND COLOUR SCHEDULE		
ITEM	CONSTRUCTION	COLOUR
FLOORS	CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN	---
INTERNAL WALLS	TIMBER FRAMED WALLS GYPSOCK LINING	---
WALLS	HEBEL VENEER TO DWELLING	SOLVER DOESKIN
FACADE	FIBRE CEMENT SHEETING TEXTURE COATED	SOLVER NONAD BEIGE
ROOF	COLORBOND CUSTOM ORB	SLATE GREY
WINDOWS	ALUMINIUM FRAMED AWNING AND SLIDING	NATURAL ANODISED
GARAGE DOOR	COLORBOND ROLLER DOOR	SLATE GREY

UPPER FLOOR PLAN
SCALE 1:100 @ A3



WEST ELEVATION



ELEVATIONS

SCALE 1:100 @ A3

PLANNING DRAWINGS

CLIENT:	Box, Mathew	
SITE ADDRESS:	51 GARFIELD AVENUE - KURRALTA PARK	
PROPOSED:	UNIT TO REAR OF EXISTING RESIDENCE	
DATE:	DEC 2017	DRAWING NO.
DRAWN:	GR	PD. 05. P1
SHEET: 06 OF 07		



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Preliminary Traffic, Flooding & Stormwater Assessment

Development Application No: 211/347/2018

Assessing Officer: Ebony Cetinich
Site Address: 51 Garfield Avenue, KURRALTA PARK SA 5037
Certificate of Title: CT-5786/938
Description of Development: Combined Application: Land division - Torrens Title; SCAP No. 211/D035/18; Create one (1) additional allotment; and the construction of a two storey detached dwelling and freestanding carport

TO THE TECHNICAL OFFICER - CITY ASSETS

Please provide your comments in relation to:

- ☐ Site drainage and stormwater disposal
- ☐ Required FFL
- ☐ On-site vehicle parking and manoeuvrability
- ☐ New Crossover
- ☐ Your advice is also sought on other aspects of the proposal as follows:

.....
.....

PLANNING OFFICER - Ebony Cetinich

DATE 13 August, 2018



Memo

To: **Ebony Cetinich**
From: **Ming Siow**
Date: **13/08/2018**
Subject: **211/347/2018, 51 Garfield Avenue, KURRALTA PARK SA 5037**

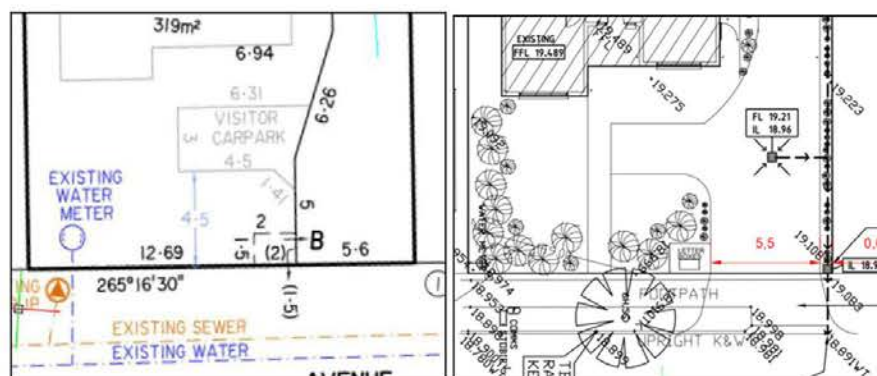
Ebony Cetinich,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

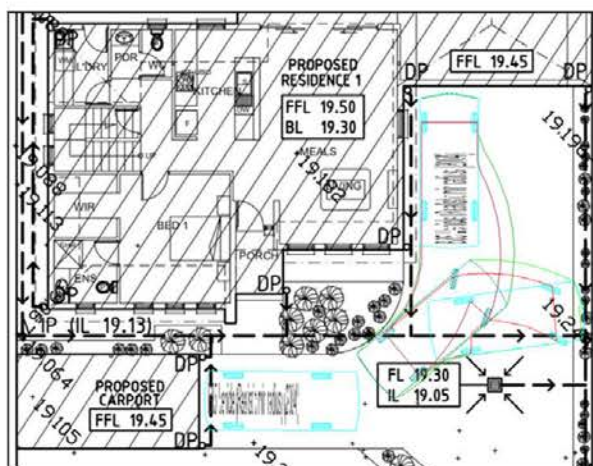
1.0 Traffic Comments

- 1.1 The driveway access dimensions as shown in the Site & Drainage Plan (Zafiris Engineering – 3/7/18) shows an acceptable two-way access arrangement. However, I note that the latest land division plan dimensions for the two-way access point does reflect the dimensions shown in the Site & Drainage plan. (5.6m wide 'handle' vs. 6.1m wide 'handle').

It is recommended that the land division plan be updated to reflect the dimensions required as shown in the site & drainage plan.



- 1.2 I note in the email from Jim Diamanti (dated 2 July 2018) a discussion about the visitor parking for both allotments (340 and 341). My assessment of the parking and driveway layout in the Site & Drainage Plan (Zafiridis & Associates – 3/7/18) is that when a visitor parks behind the proposed carport of the existing dwelling, the parked vehicles for 'Proposed Residence 1' will have no area to turn around to exit in a forward direction.



The visitor car parked behind the proposed carport will be able to reverse and exit in a forward direction.

It is recommended that revised plans addressing the vehicle manoeuvrability issue above be provided to Council.

2.0 FFL Consideration – Finished Floor Level (FFL) Requirement

- 2.1 In accordance with the provided 'Site & Drainage Plan' (Zafiris & Associates – Job NO. 2180704 – 03 July 2018) the FFL of the proposed development (19.45 min) have been assessed as satisfying minimum requirements (19.33) in consideration of street and/or flood level information.

3.0 Verge Interaction (with street tree)

- 3.1 In association with new development, driveways and stormwater connections through the road verge need to be located and shaped such that they appropriately interact with and accommodate existing verge features in front of the subject and adjacent properties.

New driveways and stormwater connections are required to be located a minimum 1.0 metre offset from other existing or proposed driveways, stormwater connections, stobie poles, street lights, side entry pits and pram ramps, etc. (as measured at the front property boundary).

These new features are also desired to be located a minimum of 2.0 metres from existing street trees, although a lesser offset may be



City of **West Torrens**

Between the City and the Sea

acceptable in some circumstances. If an offset less than the desired 2.0 metres is proposed or if it is requested for the street tree to be removed, then assessment for the suitability of such will be necessary from Council's Technical Officer (Arboriculture).

It is recommended that revised plans indicating satisfaction to the above requirements should be provided to Council.

- 3.2 The proposed double driveway crossover would does not meet the above requirements. There is a neighbouring crossover (at 49 Garfield Avenue) directly adjacent to the proposed double driveway and consequently, some separation (typically 1m) is required.

Revised plans showing satisfaction to the above separation requirements should be provided to Council. Furthermore, the proposed stormwater connection would also need to be relocated.

Regards

Ming Siow



13 September 2018

City Manager
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

State Commission
Assessment Panel

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Dear Sir/Madam

08 7109 7061

**Re: Proposed Development Application No.211/D035/18 (ID 61140) – Amended Plan 07/09/18
for Land Division by Diamanti Design Development**

Further to my letter dated 11 July 2018 and to assist the Council in reaching a decision on this application, copies of the reports received by the State Commission Assessment Panel (SCAP) from agencies that it has consulted have been uploaded for your consideration.

IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE SCAP.

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H H0070701)

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

2. Payment of \$6830.00 into the Planning and Development Fund (1 allotment/s @ \$6830.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Please upload the Decision Notification Form (via EDALA) following Council's Decision.

Yours faithfully,

Biljana Prokic
LAND DIVISION COORDINATOR – PLANNING SERVICES
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Q:\PLANNINGSERVICES\TEMPLATES\STATEMENTS\ELECTRONIC\TFF2R edala



12 September 2018

Our Ref: H0070701

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries CAROL CARY
Telephone 7424 1119

PROPOSED LAND DIVISION APPLICATION NO: 211/D035/18 AT KURRALTA PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non -standard fees.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

CAROL CARY

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.6 14 Inkerman Avenue, CAMDEN PARK

Application No 211/838/2018

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title; SCAP No. 211/D105/18; Create one (1) additional allotment
APPLICANT	Harmendar Athwal
LODGEMENT DATE	1 August 2018
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ State Commission Assessment Panel (SCAP) ▪ SA Water
DEVELOPMENT PLAN VERSION	12 July 2018
RECOMMENDATION	Support with conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reason:

With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan.

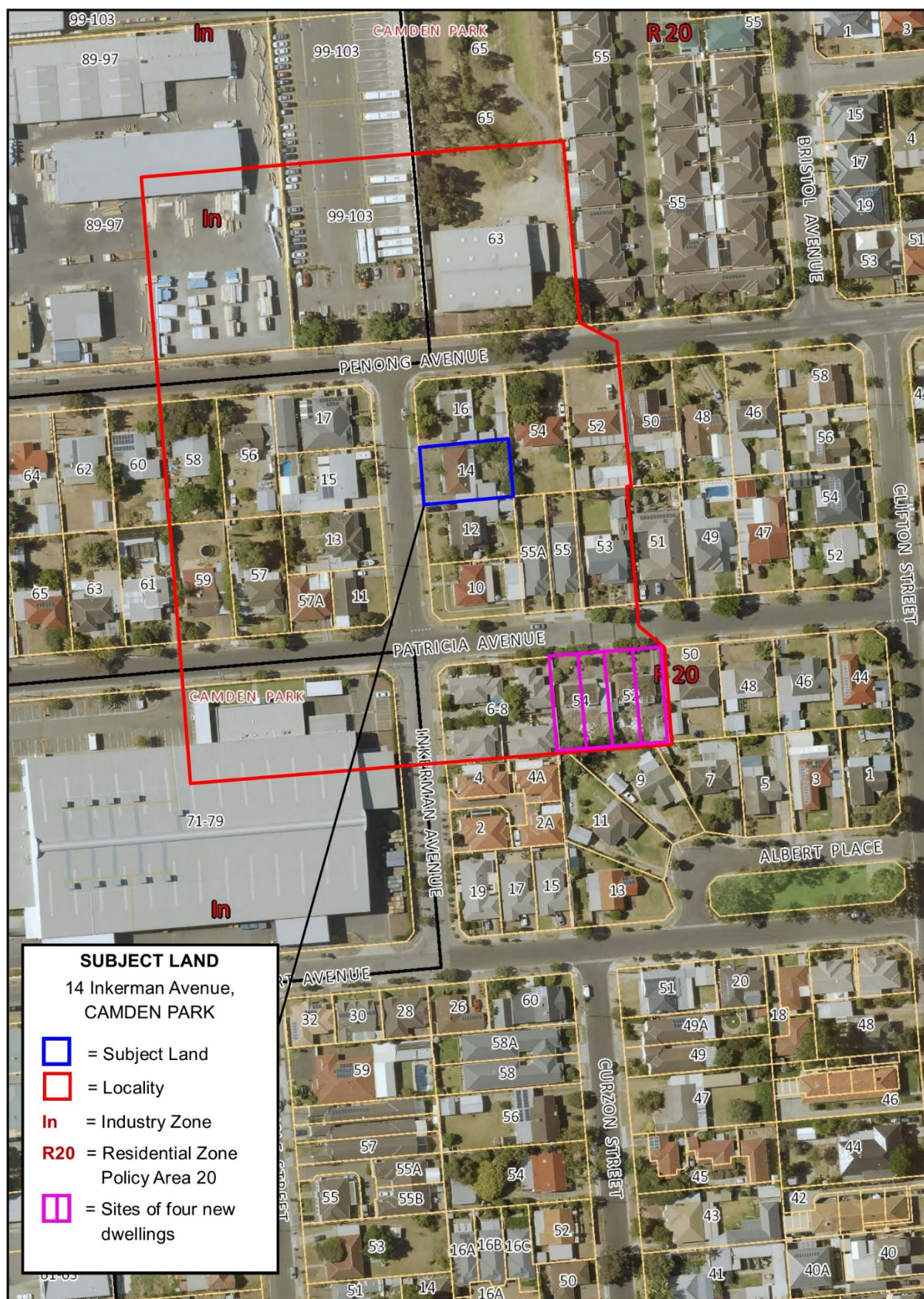
SITE AND LOCALITY

The subject site is commonly known as 14 Inkerman Avenue, Camden Park. It is formally described in Certificate of Title Volume 5342 Folio 796, comprising allotment 101 in Deposited Plan 7232. The subject site is of a regular rectangular shape and has a frontage to Inkerman Avenue of 19.2 metres (m) and an area of 586 square metres (m²). The subject site is located within 400m of a Centre Zone.

The subject site contains a single storey detached dwelling and ancillary structures including a veranda, carport and domestic outbuilding. Two existing crossovers are located at the northern and southern ends of the allotment. There is a small street tree and stobie pole located within the road verge adjacent to the subject site. No regulated trees are located on the subject site and no hazards, easements, land management agreements or encumbrances affect the title. Stormwater, sewerage and water supply infrastructure is located within the Inkerman Avenue road reserve.

The locality comprises predominately residential development in the form of single storey detached dwellings, however, a number of non-residential land uses are located in close proximity to the subject site to the north and south west. Allotments range in area from 283m² to 825m² and frontage width from 9.8m to 20m. New dwellings located on sites similar in area and frontage width to those proposed are highlighted on the locality plan below.

The subject site and locality are shown on the following aerial imagery and locality plan.





Location Map WeTo/11

- Local Reserves
- Development Plan Boundary

WEST TORRENS COUNCIL
Consolidated - 12 July 2018

PROPOSAL

The applicant is seeking Development Approval for a Torrens Title land division where one allotment will be divided into two (creating one additional allotment). No land use component has been incorporated.

The site area and frontage width of the proposed allotments are outlined within the following table:

Allotment	Site Area (m ²)	Frontage (m)
1	293	9.6
2	293	9.6

A copy of the certificate of title and plan of proposed division is contained with **Attachment 1**.

REFERRALS

Internal

No internal referrals were required as the proposal is for land division only and each allotment has existing vehicular access points.

External

SA Water

SA Water raised no concerns with the proposal and have recommended standard conditions should the application be supported.

SCAP

No concerns were raised by the SCAP and standard conditions have been recommended should the application be supported.

A full copy of the relevant reports is contained in **Attachment 2**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and, more specifically, Low Density Policy Area 20 (herein referred to as the Policy Area) as described in the West Torrens Council Development Plan. The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Infrastructure	Objectives	
	Principles of Development Control	1, 5, 6, 8, 16
Land Division	Objectives	1, 2, 3, 4
	Principles of Development Control	1, 2, 5, 6, 8
Orderly and Sustainable Development	Objectives	1, 2, 3, 4, 5
	Principles of Development Control	1, 3, 5, 6
Residential Development	Objectives	1, 2, 3
	Principles of Development Control	1, 3, 9
Transportation and Access	Objectives	2
	Principles of Development Control	8, 23, 24, 34

Zone: Residential Zone	
<p><u>Desired Character Statement:</u> <i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
Objectives	1, 2, 3, 4
Principles of Development Control	1, 5

Policy Area: Low Density Policy Area 20	
<p><u>Desired Character Statement:</u> <i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
Objectives	1
Principles of Development Control	1, 2, 4, 5

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Low Density Policy Area 20</i> <i>PDC 5</i>	340m ² (minimum)	293m ² (lots 1 & 2) Does Not Satisfy
ALLOTMENT FRONTAGE <i>Low Density Policy Area 20</i> <i>PDC 5</i>	10m (minimum)	9.6m (lots 1 & 2) Does Not Satisfy

ASSESSMENT

In assessing the merits or otherwise of the application, the relevant considerations are discussed under the following sub headings:

Land Use

The Policy Area envisages residential development, predominantly in the form of detached dwellings and some semi-detached dwellings. Taking into account the size and configuration of the proposed allotments, the proposed land division is considered to facilitate the construction of detached or semi-detached dwellings in the future. As such, the proposed land division is considered to be an envisaged form of development within the Policy Area.

Existing and Desired Character

The existing character of the locality, in terms of allotment size, frontage width and pattern, is considered to be relatively consistent. While allotments are typically greater than 580m² in area and 18m in frontage, smaller allotments are also observed and will likely become more prevalent in the future. For example, four new dwellings situated on sites with areas of 310m² and frontage widths of 9.8m are to be located in close proximity to the subject site on Patricia Avenue (as shown on the aerial image above). While the proposed allotments are smaller than the predominant size of allotments within the locality, they are not considered to negatively impact on the existing character. The proposed allotments will be of a regular rectangular shape and are relatively consistent in size with the sites of the new dwellings located on Patricia Avenue. Further, Inkerman Avenue is a short street where the allotment pattern is not as pronounced as the streets running in an east to west direction.

The Desired Character statement for the Policy Area seeks a low density character with a denser allotment pattern close to Centre Zones. The *30-Year Plan for Greater Adelaide* provides some guidance as to what is considered low density development, this being fewer than 35 dwellings per hectare. This is equivalent to allotments greater than 286m² in area. Accordingly, the proposed allotments are considered to be low density in character and are providing for increased densities within 400 metres of a Centre Zone which this Policy Area envisages. The Desired Character statement also speaks against battle-axe allotment configurations to preserve an existing pattern of rectangular allotments and to allow buildings to have a direct street frontage. The proposed allotments meet these requirements and are considered to satisfy the intent of the desired character.

Allotment Area and Frontage

As outlined in the table above, the proposed allotments fall short of the allotment area and frontage width requirements for land division within the Policy Area when no land use application is contemplated. PDC 4 of the Policy Area allows for smaller site areas and frontage widths for dwellings within 400 metres of a centre zone but this can only be applied when a combined land use and land division application is lodged.

While the lesser site area and frontage widths cannot directly be applied, they are still considered to be relevant in the assessment of the subject development application given that smaller allotments are contemplated within the Policy Area. Had dwellings been incorporated into the proposal, the minimum site area would be 300m² and minimum frontage width would be 9m. Under this scenario, the proposal would meet the frontage width requirements and only fall short of the site area requirements by 7m² or 2.3%.

The applicant has advised that the intention is to sell the allotments and not pursue a built form outcome. Given that the allotments are of a regular shape and size which could accommodate a detached dwelling or semi-detached dwelling, it is not considered imperative that the applicant lodge a combined application. The proposed allotments meet the lesser frontage width requirement of PDC 4 (being 9m) and, since a number of new sites within the locality exhibit similar frontage widths and site areas, the departure from PDC 5 of the Policy Area is not considered to be fatal to the proposal.

Suitability for Intended Use

A number of provisions within the Development Plan require land division to create allotments suitable for their intended use. It is considered that the proposed allotments are of a size and shape that will allow for a detached or semi-detached dwelling to be constructed while meeting the relevant quantitative and qualitative requirements of the Development Plan.

There are no hazards or regulated trees that would impact the development of these allotments and the topography is flat. The proposed allotments have access to service infrastructure such as sewerage, water supply and stormwater within the Inkerman Avenue road reserve. Both allotments have existing vehicular access points to Inkerman Avenue, which are shown in Figure 1 and Figure 2 below.



Figure 1: Existing vehicular access to proposed allotment 2



Figure 2: Existing vehicular access to proposed allotment 1

SUMMARY

The proposed land division will create allotments that are consistent in size and frontage width to a number of new sites within the locality. The proposed division is considered to achieve the desired character of the Policy Area as the allotments created will retain a low density pattern.

The proposed allotments have minor shortfalls in terms of allotment area and frontage width, however, smaller sites are contemplated within 400 metres of a Centre Zone. As the allotments are considered to be suitable for their intended residential use and are consistent with the existing and desired character of the Policy Area, the minor shortfall is not considered to be fatal to the proposal.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

On balance the proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 12 July 2018 and warrants Development Plan Consent, Land Division Consent and Development Approval subject to the conditions specified in the Recommendation below.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/838/2018 by Harmendar Athwal to undertake Land Division - Torrens Title; SCAP No. 211/D105/18; Create one (1) additional allotment at 14 Inkerman Avenue Camden Park (CT 5342/796) subject to the following conditions of consent:

Development Plan Consent Conditions

1. Development is to take place in accordance with the approved 'Plan of Proposed Division', Ref No. 18-218, Rev 01 prepared by Cavallo Forest Licenced Surveyors relating to Development Application No. 211/838/2018 (SCAP Ref: 211/D105/18).
2. That prior to the issue of certificates, all existing structures shall be removed from proposed allotments 1 and 2 as indicated on the approved 'Plan of Proposed Division' by Cavallo Forest Licenced Surveyors.

Land Division Consent Conditions

Council Conditions

Nil

State Commission Assessment Panel Conditions

3. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

4. Payment of \$7253 into the Planning and Development fund (1 lots @ \$7253/lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
 5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
-

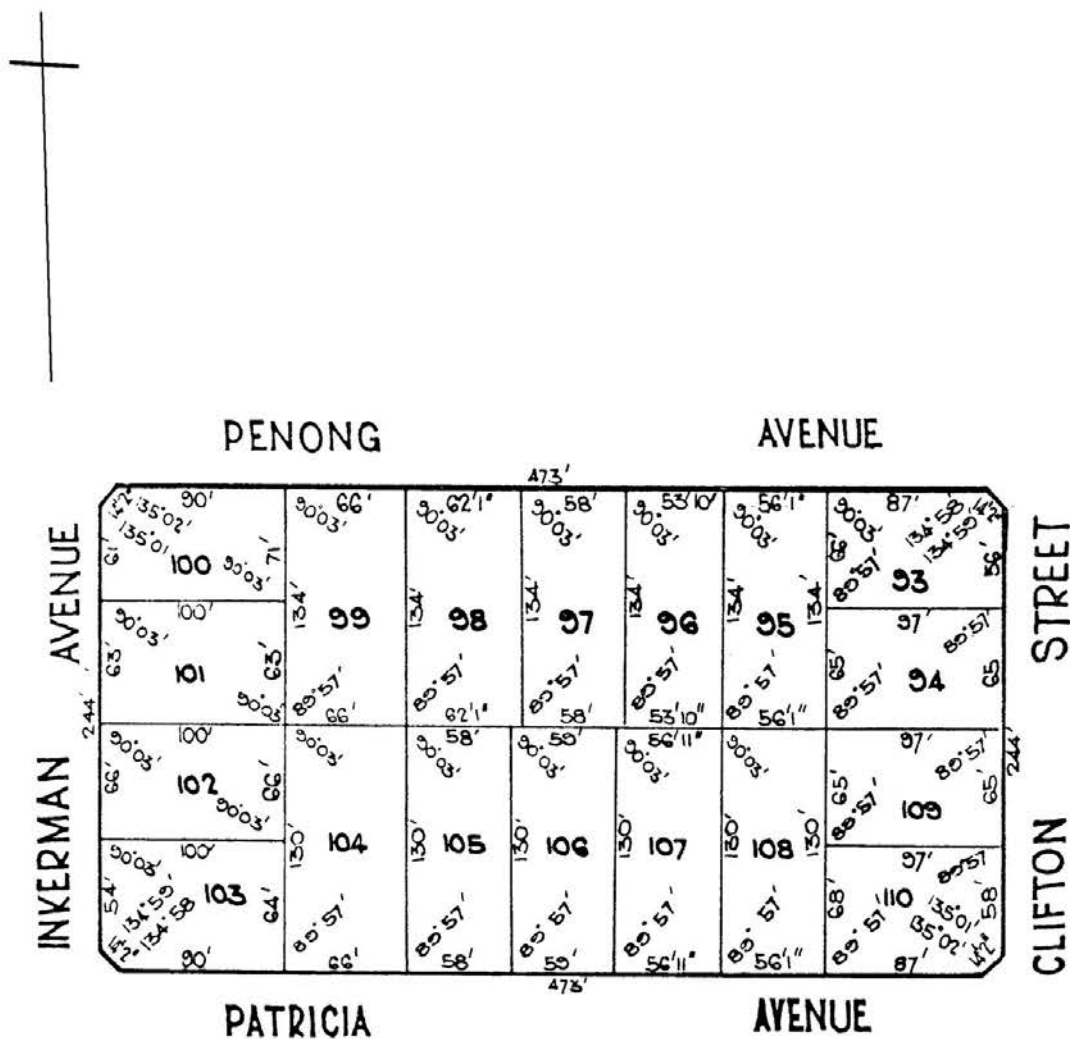
Attachments

1. **Certificate of Title and Plan of Proposed Division**
2. **Referral Responses**



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product Register Search (CT 5342/796)
Date/Time 01/08/2018 06:01PM
Customer Reference 18-218
Order ID 20180801030387
Cost \$28.75



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5342/796)
Date/Time	01/08/2018 06:01PM
Customer Reference	18-218
Order ID	20180801030387
Cost	\$28.75

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5342 Folio 796

Parent Title(s) CT 3098/81

Creating Dealing(s) CONVERTED TITLE

Title Issued 27/05/1996 Edition 2 Edition Issued 09/02/2010

Estate Type

FEE SIMPLE

Registered Proprietor

INDRA UTAMA
ELSIANI HARTALI
OF 14 INKERMANN AVENUE CAMDEN PARK SA 5038
AS JOINT TENANTS

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 7232
IN THE AREA NAMED CAMDEN PARK
HUNDRED OF ADELAIDE

Easements

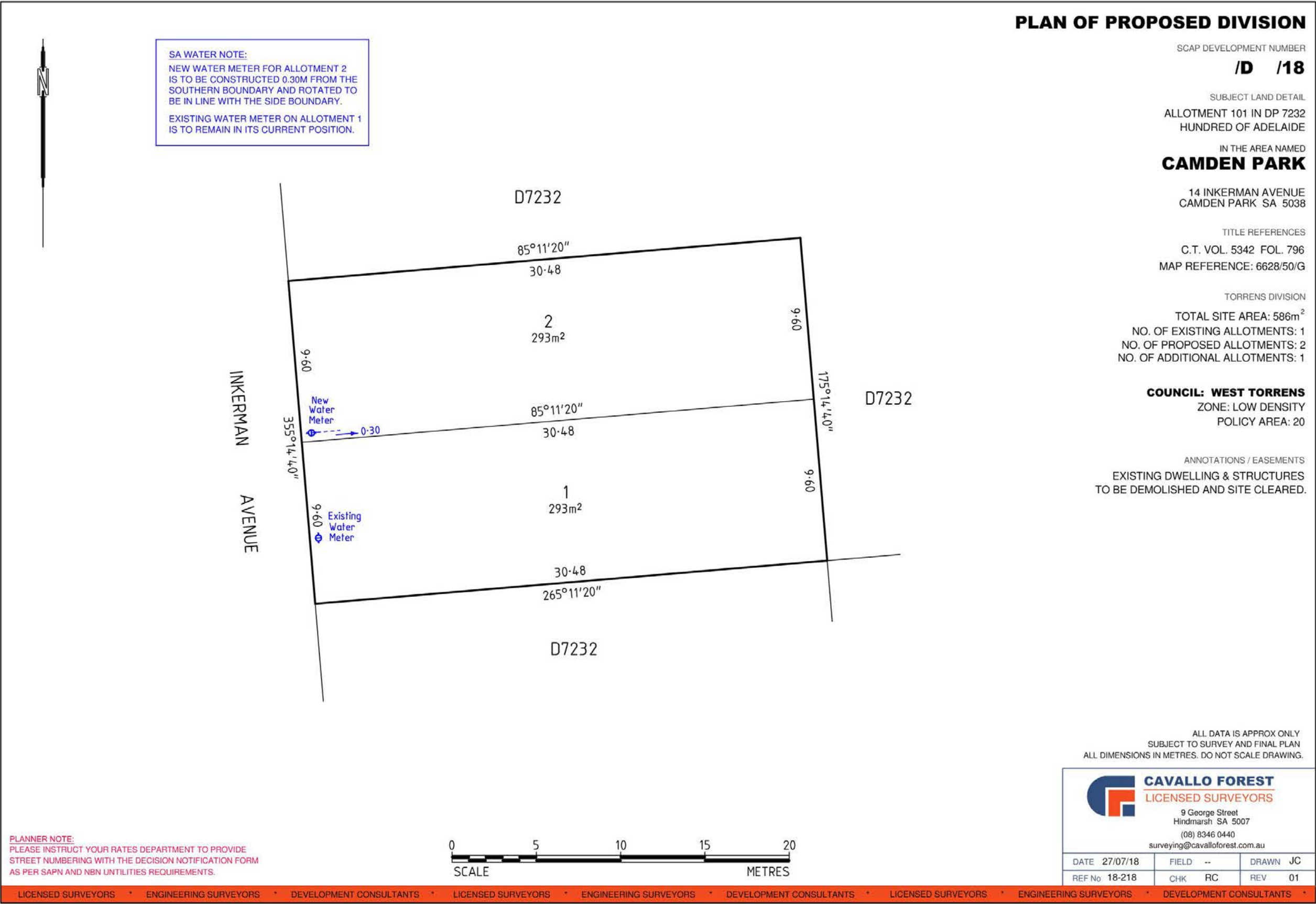
NIL

Schedule of Dealings

Dealing Number	Description
11330581	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Contact Planning Services
Telephone 7109 7016
Email dldptipdclearanceletters@sa.gov.au



14 August 2018

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D105/18 (ID 62630)
for Land Division by Mr Harmendar Athwal

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 03 August 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

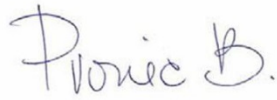
I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$7253 into the Planning and Development Fund (1 allotment(s) @ \$7253/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Prokic B.", is positioned above the printed name.

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



14 August 2018

Our Ref: H0075678

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries rosanna FRANCECSA
Telephone 742 41119

PROPOSED LAND DIVISION APPLICATION NO: 211/D105/18 AT CAMDEN PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non -standard fees.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

rosanna FRANCECSA

for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.7 2 Richard Street, BROOKLYN PARK

Application No 211/608/2018 (SCAP 211/D070/2018)

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT PROPOSAL	Land division - Torrens Title to create one additional allotment
APPLICANT	Gosse International Student Residence
LODGEMENT DATE	8 June 2018
ZONE	Residential
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal <ul style="list-style-type: none"> ▪ Nil External <ul style="list-style-type: none"> ▪ SA Water ▪ SCAP
DEVELOPMENT PLAN VERSION	6 February 2018
RECOMMENDATION	Support with conditions

BACKGROUND

The development proposal is presented to the Council Assessment Panel (CAP) for the following reasons:

With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 5% of, the minimum frontage widths and site areas designated in respective zones and policy areas within the West Torrens Council Development Plan

PREVIOUS OR RELATED APPLICATION(S)

DA 211/580/2018. This application is for the construction of two single storey dwellings at the same address and is currently on hold pending determination of the current proposal.

SITE AND LOCALITY

The subject land comprises a single allotment that is commonly known as 2 Richard Street, Brooklyn Park. The land is formally described in Certificate of Title Volume 5714 Folio 471, comprising Allotment 247 in Deposited Plan 3959 in the area named Brooklyn Park, Hundred of Adelaide. There are no easements, encumbrances or Land Management Agreements affecting the land.

The allotment is rectangular in shape with an 18.0 metre (m) wide frontage to Richard Street and a total area of 720 square metres (m²). Currently occupying the land is a single storey brick dwelling and an outbuilding within the rear yard. The land is naturally flat and does not contain any regulated or significant trees.

The land is located approximately 40m north of Sir Donald Bradman Drive and 100m west of Marion Road. Immediately south of the subject land is a Council owned reserve.

The locality is an established residential area comprising a mixed built form character. Existing development includes mostly detached and semi-detached dwellings at relatively low densities. A changing allotment pattern is observed within the locality with recent subdivision resulting in narrower street frontages of around 9m.

The eastern part of the locality interfaces with commercial development near the intersection of Sir Donald Bradman Drive and Marion Road.

The subject site and locality are shown on the following aerial image and locality plan.





WEST TORRENS COUNCIL
Consolidated - 6 February 2018

PROPOSAL

The application is for a Torrens Title land division to create one additional allotment. The proposed allotments will each be 360m² in area and have a frontage of at least 8.3m to Richard Street. The proposed allotments are to be created for residential purposes.

A copy of the plan of division and supporting information is contained in **Attachment 1**.

REFERRALS

External

SCAP

SCAP raised no concerns with the proposal. Standard conditions of consent have been included in the recommendation.

SA Water

SA Water raised no concerns with the proposal. The developer will be required to meet the requirements of SA Water for the provision of water and sewerage services. Standard conditions of consent have been included in the recommendation.

A full copy of the relevant advice and reports is contained in **Attachment 2**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within Low Density Policy Area 20 of the Residential Zone as described in the West Torrens Council Development Plan (Consolidated 6 February 2018). The main provisions of the Development Plan which relate to the proposed development are as follows:

<u>General Section</u>		
Crime Prevention	Objectives	1
	Principles of Development Control	1, 2, 3, 5, 6, 7, 8
Design and Appearance	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 20 & 21
Energy Efficiency	Objectives	1 & 2
	Principles of Development Control	1, 2, & 3
Infrastructure	Objectives	1, 2, & 3
	Principles of Development Control	1, 3, 4, 5, 6, 8, 9, 10, 14 & 16
Interface between Land Uses	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, & 4
Land Division	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 4, 5, 6, 7, 8, 12, & 16
Landscaping, Fences and Walls	Objectives	1 & 2
	Principles of Development Control	1, 2, 3, 4 & 6
Orderly and Sustainable Development	Objectives	1, 2, 3, 4 & 5
	Principles of Development Control	1, 3, 5, 6, 7 & 8
Residential Development	Objectives	1, 2, 3 & 4
	Principles of Development Control	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20, 21, 24, 27, 28, 29, 30 & 31

<i>Siting and Visibility</i>	<i>Objectives</i>	1
	<i>Principles of Development Control</i>	1, 2, 4, 5, 7 & 8
<i>Transportation and Access</i>	<i>Objectives</i>	1, 2, 3 & 4
	<i>Principles of Development Control</i>	1, 2, 8, 9, 10, 11, 13, 14, 18, 20, 21, 22, 23, 24, 25, 30, 32, 33, 34, 35, 36, 37, 39, 40, 41, 43, 44 & 45

<i>Zone: Residential Zone</i>	
<p><i>Desired Character Statement:</i></p> <p><i>This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.</i></p> <p><i>Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.</i></p> <p><i>Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.</i></p> <p><i>Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.</i></p>	
<i>Objectives</i>	1, 2, 3 & 4
<i>Principles of Development Control</i>	1, 2, 5, 6, 7, 9, 10, 11, 12, 13 & 14

<i>Policy Area: Low Density Policy Area 20</i>	
<p><i>Desired Character Statement:</i></p> <p><i>Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.</i></p> <p><i>Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.</i></p> <p><i>Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.</i></p>	
<i>Objectives</i>	1
<i>Principles of Development Control</i>	1, 2, 4 & 5

QUANTITATIVE STANDARDS

The proposal is assessed for consistency with the prescriptive requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
ALLOTMENT AREA <i>Low Density PA 20</i> <i>PDC 5</i>	340m ² (minimum)	360m ² - lot 10 355m ² - lot 11 Satisfies
ALLOTMENT FRONTAGE <i>Low Density PA 20</i> <i>PDC 5</i>	10m (minimum)	8.3m - lot 10 9.7m - lot 11 Does Not Satisfy

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under the following sub headings:

Suitability of Land for Intended Purpose

Principle of Development Control (PDC) 2 of the Land Division module of the Development Plan seeks to ensure that when land is divided it is suitable for the purpose for which it is to be used or developed. The proposed division of land would create two Torrens Title allotments that are intended to accommodate detached dwellings.

The Desired Character for Low Density Policy Area 20 envisages "...predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings". The proposal to create two detached dwelling allotments at relatively low densities is therefore desirable within the policy area.

Furthermore, the size and configuration of the proposed allotments are such that a detached dwelling could reasonably be designed to meet the quantitative requirements of the Development Plan, such as building height and form, boundary setbacks, private open space, site coverage and vehicular access and car parking. This has been demonstrated by the 'indicative' dwelling plans provided by the applicant that show a single storey dwelling for each allotment. Although indicative only, the dwelling designs are considered satisfactory from a general streetscape and amenity perspective.

A copy of the indicative dwelling plans is contained in **Attachment 3**.

Allotment Size

For land division proposals, PDC 5 of Low Density Policy Area 20 prescribes a minimum allotment area of 340m² and a frontage width of 10m. These minimum standards aim to achieve a residential density and development pattern that is consistent with the desired character for the area.

As the proposed allotments would each have an area of between 355m² and 360m², the proposal would contribute to the desired character by facilitating 'low density' residential development. In addition, the proposal is located adjacent a public reserve which assists in providing for a more open, low density low character.

While the proposed frontages would be less than 10 metres, the frontage shortfalls are not considered to undermine the future development of the allotments. As demonstrated by the indicative proposal plans, the allotments are wide enough to accommodate a detached dwelling with a single garage that sits comfortably on the allotment with sufficient space around the building curtilage.

It is also noted that recent infill development has created allotments with frontages as low as 8.5 metres in width in the locality. The proposed frontages are generally compatible with the prevailing allotment pattern and would not entrench an inappropriate form of development in the policy area.

Allotment Layout and Pattern

The proposed allotments are rectangular in shape and orientated east to west (front to back). While the allotments may not provide optimal energy efficiency for future dwellings, their orientation and regular configuration would allow for east and north facing windows, covered alfresco areas for shade from the afternoon sun in summer and adequate natural ventilation.

In terms of the pattern of division, it is observed that the size and layout of the proposed allotments would be similar to recent developments within the locality as summarised in the following table.

Address	Allotment Area (m ²)	Allotment Frontage (m)
3 Richard Street	391	9
3a Richard Street	393	9
10 Richard Street	378	9
10a Richard Street	378	9
10 Brooklyn Avenue	354	8.5
10a Brooklyn Avenue	353	8.5

The size and the configuration of the proposed allotments is considered to be compatible with the existing and desired built form characteristics of the locality.

Services and Infrastructure

PDC 1 of the Land Division module requires that new allotments are capable of being serviced economically and conveniently with public utilities and formed all-weather public roads.

As required by Section 33 of the *Development Act 1993* and Regulation 54 of the *Development Regulations 2008*, the applicant will be required to provide all necessary road, sewer, electricity and stormwater infrastructure prior to Council issuing clearance to the State Commission Assessment Panel.

Existing road, sewer, electricity and stormwater services are readily accessible to the proposed allotments. The proposal therefore satisfies PDC 1 of the Land Division module.

SUMMARY

The proposed division of land is considered to be a desirable and orderly form of development within Low Density Policy Area 20 of the Residential Zone.

While the allotment frontages would be less than the recommended quantitative standard, the allotment density and layout would not be at odds with the existing and desired character of the area.

Having considered all the relevant Objectives and Principles of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan.

The proposed development sufficiently accords with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 6 February 2018 and warrants Development Plan Consent, Land division Consent and Development Approval.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent, Land Division Consent and Development Approval for Application No. 211/608/2018 by Gosse International Student Residence to undertake Land division - Torrens Title to create one additional allotment (one allotment into two) at 2 Richard Street, Brooklyn Park (CT 5714/471) subject to the following conditions of consent:

Development Plan Consent Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. All existing buildings on the land shall be removed prior to the issue of clearance to this land division approved herein.

Land Division Consent Conditions

Council Requirements

Nil

State Commission Assessment Panel Requirements

3. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be costed as standard or non-standard.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
4. Payment of \$6830 into the Planning and Development fund (1 allotment @ \$6,830/lot).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Attachments

1. **Plan of Division & Supporting Documents**
2. **SCAP & SA Water Responses**
3. **Indicative Dwelling Plans**

AMENDED PLAN 4-9-2018		DEVELOPMENT NUMBER 211/D070/18	
		TITLE REFERENCE CT 5714/471	
		PLAN OF DIVISION ALLOTMENT 247 IN D3959	
		HUNDRED.....ADELAIDE AREA.....BROOKLYN PARK COUNCIL.....CITY OF WEST TORRENS	
		SCALE 0 5 10 15 20 METRES	
		STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS EXISTING HOUSE, CARPORT AND SHED ARE TO BE REMOVED	
		AREAS AND DIMENSIONS MAY VARY DUE TO DEVELOPMENT APPROVAL CONDITIONS AND/OR FINAL SURVEY. WEBER FRANKIW SURVEYORS ACCEPT NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM CONTRACTS TAKEN ON THIS PROPOSAL PLAN	
		WEBER FRANKIW SURVEYORS Licensed Surveyors & Division Consultants CAD Ref: 7700div 178 Main Road McLaren Vale South Australia 5171 Telephone (08) 8323 8991 Email admin@webersurvey.com.au ACN 624 277 158	



PO Box 392
Brighton SA 5048

Office
53a Broadway
Glenelg South SA 5045

M 0410 147 541
E bengreen@bengreen.com.au
www.bengreen.com.au
ABN 98 829 437 619

24 May 2018

City of West Torrens
Attention: Ms Hannah Batman, *Manager City Development*
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Hannah

**LAND DIVISION CREATING ONE ADDITIONAL ALLOTMENT (1 into 2) & DEMOLITION OF
EXISTING DWELLING, AND THE CONSTRUCTION OF A PAIR OF SINGLE STOREY SEMI-
DETACHED DWELLINGS**

2 RICHARD STREET, BROOKLYN PARK

1.0 INTRODUCTION

Ben Green & Associates has been instructed by the applicant, Mr Adam Bowden, to assist in the preparation, assessment and lodgement of the abovementioned applications and provide a brief planning assessment.

In preparing this report I have reviewed and assisted with the proposed plans and documentation along with the most pertinent provisions of the West Torrens Council Development Plan. I have also inspected the subject land and locality.

I advise of my opinions and findings as follows.

2.0 SUBJECT LAND & LOCALITY

The subject land is 2 Richard Street, Brooklyn Park, formally known as Allotment 247 as contained in Certificate of Title: Volume 5714 & Folio 471.

The conventional shaped allotment is located on the western side of Richard Street, which is one street removed from Marion Road, near the intersection of Sir Donald Bradman Drive.

The land currently contains a single storey detached dwelling of post-war construction. The dwelling has a carport to the southern side and a detached garage to the rear. The land is essentially flat with no significant topographic features. The land has an existing vehicle crossover adjacent to the southern boundary and an established street tree located mid-way along the frontage.

The land has frontage along its southern boundary to a closed section of Mulga Street that has been developed into an open space reserve separating the land from Sir Donald Bradman Drive. Although it is understood that this section of road is closed to vehicles, an informal access track is visible which provides access from Richard Street to an outbuilding associated with a dwelling on Vincent Street to the west. With the exception of this access arrangement, the land to the south of the subject land is public open space in the form of a landscaped reserve.



The subject land retains an area of approximately 710m² and a frontage to Richard Street of 16.6 metres.

There are no easements, rights of way, encumbrances or Land Management Agreements registered to the title.

The existing dwelling is not heritage listed and there are no trees present that fall within the classification of being Regulated or Significant.

The locality expresses a residential character of primarily older dwelling stock that will be progressively replaced as further infill development occurs and as the value of land increases.

More specifically dwellings within Richard Street are primarily of the same era as the existing dwelling with the exception of more recent development adjacent the land in the form of semi-detached dwellings. Semi-detached dwellings are also evident to the north of the land within Richard Street. The locality also contains other forms of dwellings including a residential flat building consisting of six (6) dwellings to the south east of the subject land which also adjoins the abovementioned reserve.

3.0 THE PROPOSAL

The proposed development is for the division of land seeking to create one additional allotment, and the construction of a pair of single storey semi-detached dwellings. As necessitated by the Development Plan, both the land division and land use proposals are lodged together but via separate applications for concurrent assessment.

The resulting allotments will each retain an area of 360m² and an allotment frontage width of 8.3 metres to Richard Street. Proposed allotment 11 is the southern allotment, which incorporates a corner cut-off at the intersection of Richard Street and Mulga Street. In essence and when viewed on site in the context of the road and reserve alignment, this corner cut-off has no current-day purpose, and is considered to have been carried over from previous road alignments.

The proposal also incorporates the construction of a pair of semi-detached dwellings. Each dwelling contains a single garage; 3 bedrooms; open plan living, kitchen, dining; and, alfresco area under the main roof. The dwellings obtain vehicle access on opposite sides of the subject land, thereby necessitating an additional crossover on the northern side of the land. It is noted that one street tree will require removal in order to obtain access in the proposed form but the applicant is willing to plant a semi-mature street in a location suitable to Council, as required.

4.0 PLANNING ASSESSMENT

The subject land is located within the Residential Zone – Low Density Policy Area 20 pursuant to MAP WeTo/8 of the West Torrens Council Development Plan 6 February 2018.

The subject land is also delineated on the relevant 'Development Constraints' maps as being within a Flood Hazard area.

4.1 Nature of Development

The nature of the development includes (Torrens title) land division creating one additional allotment, demolition of the existing dwelling and construction of a pair of single storey semi-detached dwellings.



4.2 Form of Development

Each component that comprises the overall nature of development are not listed as either complying or non-complying in the Residential Zone and as such, the development is a 'consent on-merit' form of development for assessment purposes.

The proposal is a Category 1 form of development for the purposes of public notification pursuant to Schedule 9 Part 1(5) & Part 1(2)(a)(iii) of the Development Regulations 2008, and as such, no public notification is required.

4.3 Development Plan Assessment

4.3.1 Zone / Policy Area Objectives and Desired Character.

The Residential Zone seeks to comprise a range of dwelling types, with increased densities in close proximity to centres, public transport routes, and public open spaces.

In this instance, the subject land is considered to be ideally located for infill development as it is located within 65 metres of the nearest Commercial Zone; walking distance to the two nearby Neighbourhood Centre Zones (approximately 440 metres to the south, and 900 metres to the east); in close proximity to the public transit corridors of Sir Donald Bradman Drive and Marion Road with bus stops on both roads within 110 metres of the subject land; and, the land abuts an area of public open space to the south.

The desired character of the Policy Area seeks an attractive residential environment containing low to medium density dwellings with a denser allotment pattern close to centre zones where it is desirable for residents to live and take advantage of the variety of facilities.

The desired character also seeks development to be interspersed with landscaping to provide an appropriate transition from the public to private realm and reduce heat loads in summer.

The proposed redevelopment of the subject land will provide further choice in the residential dwelling market in a configuration that is anticipated within the Zone, and in a location that has excellent access services, public transport and areas of public open space.

4.3.2 Envisaged Development

Both the Residential Zone and Low Density Policy Area 20 identify various forms of development as envisaged within the zone and policy area. All forms of dwellings are envisaged within the Residential Zone, and more specifically the Policy Area identifies 'semi-detached' dwellings as being envisaged.

On face value, the proposed development is in keeping with the envisaged forms of development as specified by the Zone and Policy Area.

4.3.3 Minimum Allotment Sizes

Principle of Development Control 3 of the Low Density 20 Policy Area provides guidance for minimum allotment sizes, road frontages, and site depths for land division. Relevant to this proposal the table identifies:



Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	340 minimum	10
Semi-detached	340 minimum	10
Group dwelling	340 minimum	10

As identified above, the proposal incorporates the division of land creating one additional allotment and the subsequent built form on these allotments.

Both allotments achieve the minimum allotment size specified within the above principle, with each allotment retaining an area of 360m².

The width of each allotment is 8.3 metres which in turn provides an 8.3 metre frontage to Richard Street for proposed allotment 10, and given the abovementioned corner-cut off arrangement associated with allotment 11, the overall frontage is increased to 9.74 metres. Nevertheless, the effective frontage for both allotments (excluding the corner cut-off) is 8.3 metres and is less than the amount sought by Principle of Development Control 3.

Notwithstanding the numerical shortfall in achieving the frontage requirement, the proposed development is considered to be in-keeping with other examples of similar development within the locality, namely 3 & 3a Richard Street which is adjacent to subject land, and 10 & 10a Richard Street to the north of the subject land.

Whilst the locality does contain a number of single storey detached dwellings on allotments that have presumably been unaltered since first surveyed, these two examples within the immediate locality cannot be ignored as they contribute positively to the character of the Richard Street and the locality, which in time may be faced with additional development pressures as the existing dwelling stock is sought to be replaced with newer dwellings.

Although the proposed development falls short of one of the quantitative requirements of the Policy Area, the proposal is not considered to be at variance with other forms of development within the subject locality. The concurrent land use application has been submitted to demonstrate how future dwellings can be accommodated on the resulting allotments, and the following sections of this report will evaluate the appropriateness of the built form.

In essence and although the proposed development falls short in achieving the desired allotment frontage, the subject land is considered to be fundamentally be suited to infill development given the overall size of the allotment, and its proximity to centres, public transport routes and open space.

Overall, the proposal is not considered to be seriously at variance with the provisions of the Development Plan in relation to infill development.

4.3.4 Setbacks

The Residential Zone anticipates new development having at least the same setback from the primary street frontage as one of the adjacent buildings. In this instance there is only one dwelling to use as a reference point as the land to the south is the open space reserve. The site plan illustrates that the main face of the proposed dwelling is set back further than the adjoining dwelling on the neighbouring allotment, and the garage door is set back further again, thereby complying with the relevant Development Plan criteria.



For single storey development with side walls less than 3 metres in height, the Residential Zone seeks a setback from the side boundaries of 1 metres, and a setback from the rear boundary of 3 metres. In this instance, the proposal achieves a 0.9 metre setback from the northern and internal common boundary and a setback of 1.12 metres from the southern side boundary. The proposal is also setback approximately 11.6 metres from the rear boundary and therefore generally complies with the requirements of the Development Plan in regards to side and rear setbacks.

4.3.5 Private Open Space

Council-wide Principle of Development Control 19 of the Residential Development module seeks at least 60m² of private open space for an allotment of the proposed size.

The proposed development achieves 96m² of private open space per dwelling and is therefore consistent with the Development Plan in this regard.

4.3.6 Hazards (Flooding)

The subject land is located within a Flood Hazard area delineated on the 'Development Constraints' MAP WeTo/8. Principle of Development Control 7 of the Council-wide Hazards Module states:

PDC 7: Ground floor levels of all development on land subject to a 1-in-100 year average return interval flood event as shown on Overlay Maps - Development Constraints should be located above a design flood level which:

- (a) provides an acceptable level of risk to persons and property
- (b) minimises the impact of floodwaters onto adjoining properties
- (c) ensures development will not adversely affect the level of floodwaters on adjoining properties.

The plans provided demonstrate a finished floor level of 250mm above natural ground level, and should this be not be sufficient to ensure the dwellings will not be subject to inundation from 1 in 100 year ARI flood waters and Council has further detail in relation to this, please advise and the proposal can be amended accordingly. We have attempted to obtain information from Council in relation to this, however have not yet obtained formal advice.



4.0 CONCLUSION

After careful consideration of the application in relation to the subject locality, it is our view, the application is not 'seriously at variance' with the provisions of the Development Plan.

The proposed development generally satisfies the requirements of the Development Plan in terms of minimum allotment size, and proposes a form of development that is consistent with the character of the locality. In addition, the subject land is considered to be appropriate for infill development within the Residential Zone given the close proximity to services, centres, public transport routes, and public open space.

Therefore, having regard to the relevant provisions of the Development Plan, it is our opinion that Development Plan Consent is warranted.

Should you require further information or clarification of any aspect of the information provided, please do not hesitate to contact me on 0410 506 877.

Yours faithfully

Ben Green & Associates

Tom Gregory, RPIA
tomgregory@bengreen.com.au

enc

cc Mr Adam Bowden



SUBJECT LAND – 2 Richard Street, Brooklyn Park



Source: PLB

Locality – 2 Richard Street, Brooklyn Park



Source: PLB

Contact Planning Services
Telephone 7109 7016
Email dldptipdclearanceletters@sa.gov.au



19 June 2018

The Chief Executive Officer
City of West Torrens
Dear Sir/Madam

Re: Proposed Application No. 211/D070/18 (ID 62020)
for Land Division by Gosse International Student Residence

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 13 June 2018, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
The alteration of internal drains to the satisfaction of SA Water is required.
On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non -standard fees.
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of \$6830 into the Planning and Development Fund (1 allotment(s) @ \$6830/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in blue ink that reads "Prokic B.".

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL



19 June 2018

Our Ref: H0073657

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D070/18 AT BROOKLYN PARK

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non -standard fees.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

ROSANNA FRANCECSA

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries ROSANNA FRANCECSA
Telephone 742 41119

NEW DETACHED DWELLINGS

Adam Bowden

2 Richard Street, Brooklyn Park

REF	DRAWING TITLE	CURRENT REVISION
A01	COVER SHEET	01
A02	SITE PLAN	01
A03	FLOOR PLAN	01
A04	ELEVATIONS	01
A05	ELEVATIONS	01
A06	ELEVATIONS	01

Looka
DESIGN

hank@looka.com.au
Tel: 0400 537 793

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01
REV.

Development Application
DESCRIPTION

12/04/2018
DATE

client
Adam Bowden

project
NEW DETACHED DWELLINGS
2 Richard Street Brooklyn Park SA 5053

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number
J000051

drawn by
HK


checked
RM

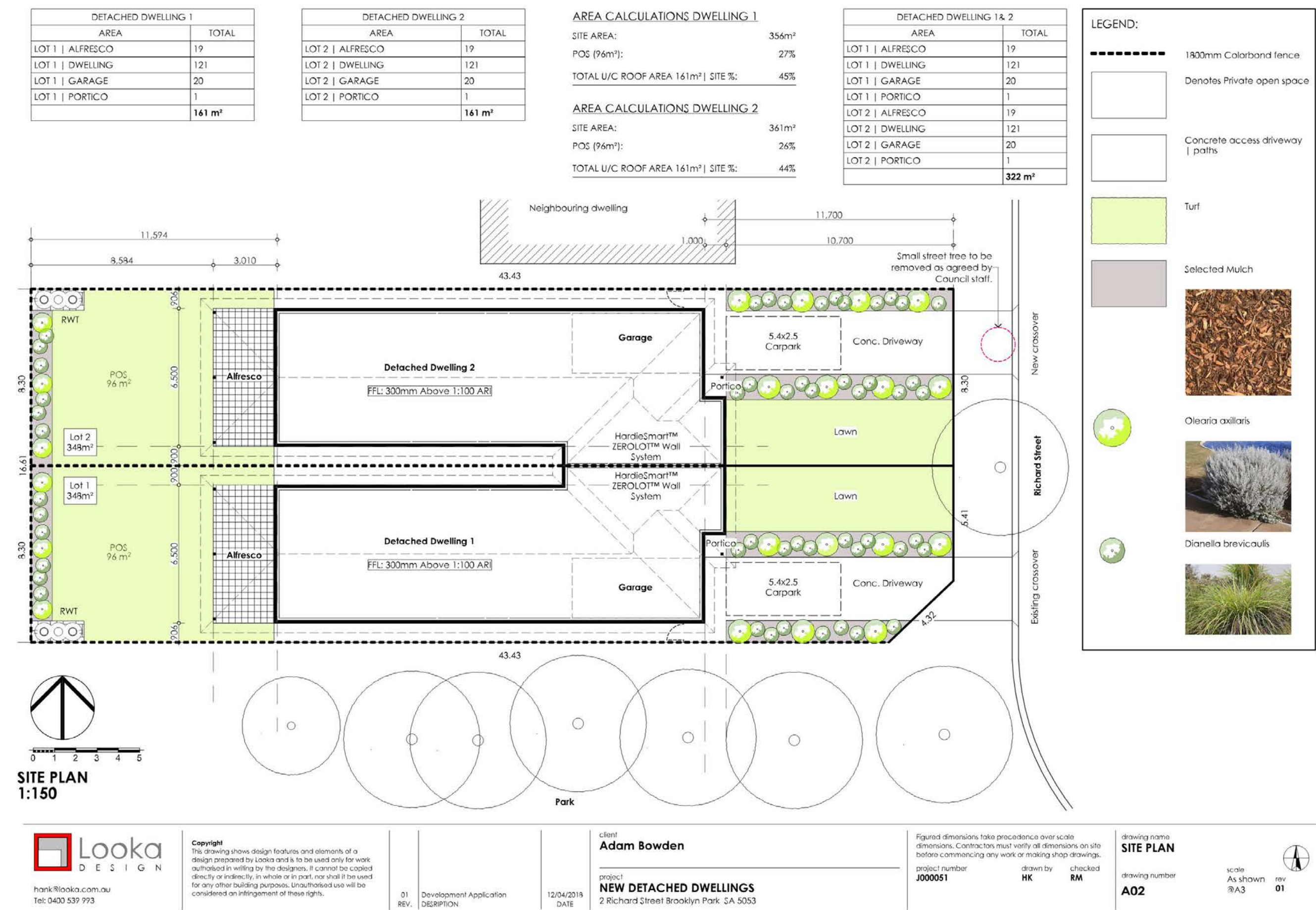
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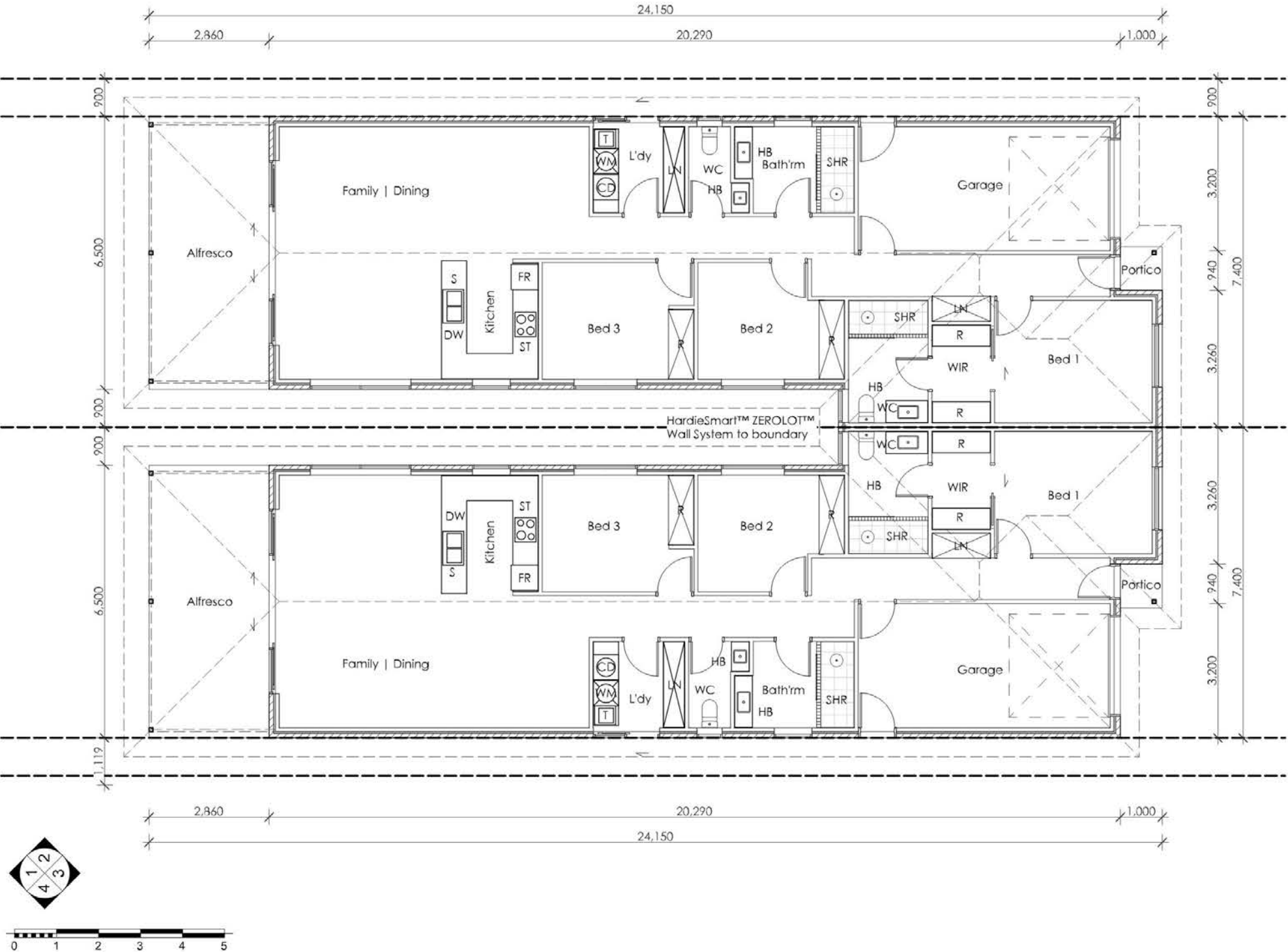
drawing number
A01

scale
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@A3

rev
01







Legend	
6	PLUMBING
HB	Hand Basin Trap Size: 40 - Waste Size: 40
S	Sink Trap Size: 50 - Waste Size: 65
SHR	Shower Untrapped - Waste Size: 50
T	Trough Untrapped - Waste Size: 50
WC	Water Closet Trap Size: 100 - Waste Size: 100
14	LEGEND
CD	Clothes Dryer Supplied by client and installed by contractor.
DW	Dishwasher space Dishwasher - Supplied by client and installed by contractor.
FR	Fridge/ Freezer space Plumber to allow for water connection to fridge
LN	Linen Cupboard
R	Robe
ST	Stove Refer client selections
WM	Washing machine space

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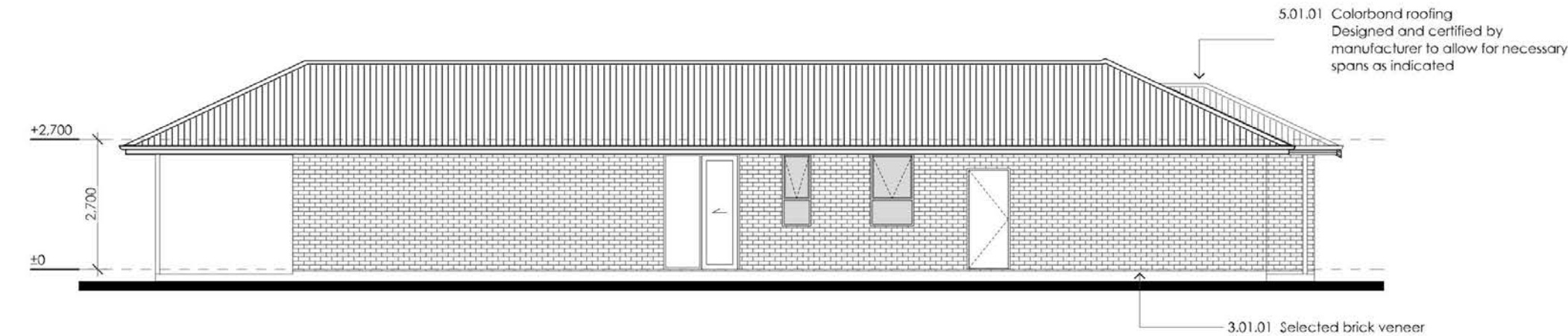
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drawing number
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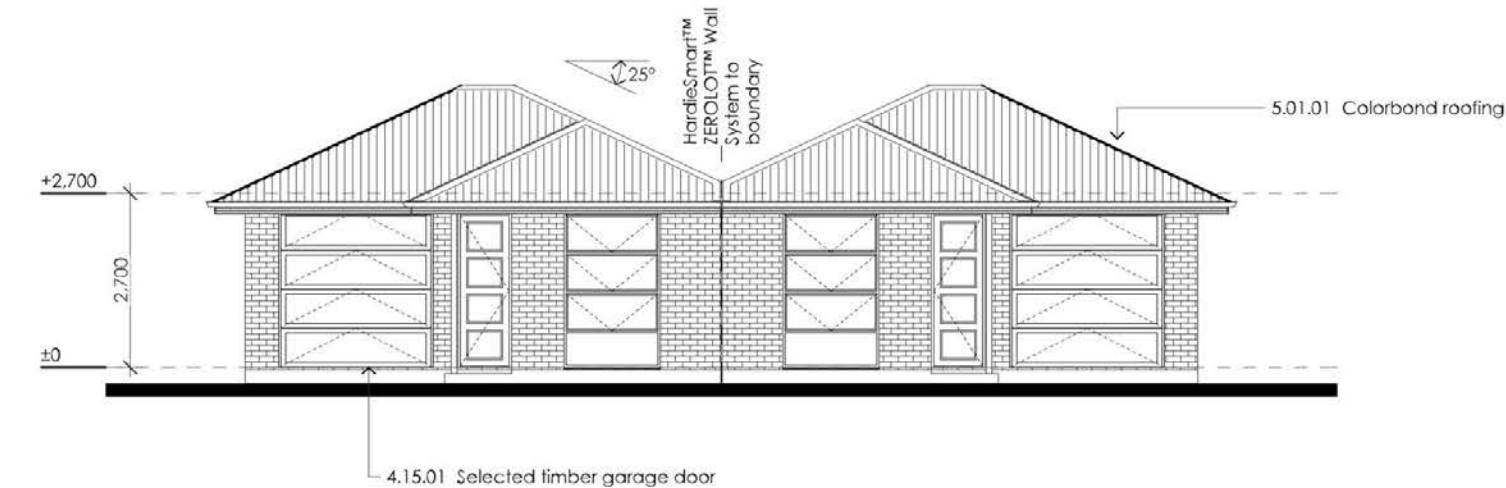
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rev
01







ELEVATION 02
1:100



ELEVATION 01
1:100

Legend	
3	BRICKLAYING
3.01.01	Selected brick veneer
4	CARPENTRY & JOINERY
4.15.01	Selected timber garage door Refer builders specifications
5	ROOFING
5.01.01	Colorbond roofing Designed and certified by manufacturer to allow for necessary spans as indicated

External Finishes	
	Roof Gutters Facia Colorbond Surfmist
	Render Finishes Dulux Lexicon quarter
	Brick Veneer La Paloma Austral bricks
	Innowood Cladding Spotted Gum



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DATE

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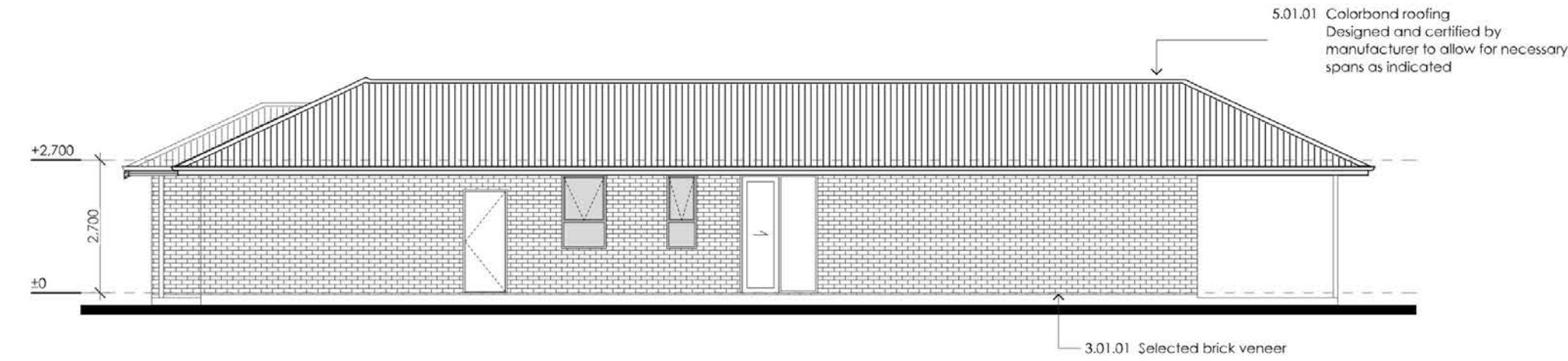
project number	drawn by	checked
J000051	HK	RM

drawing name
ELEVATIONS

drawing number
A04

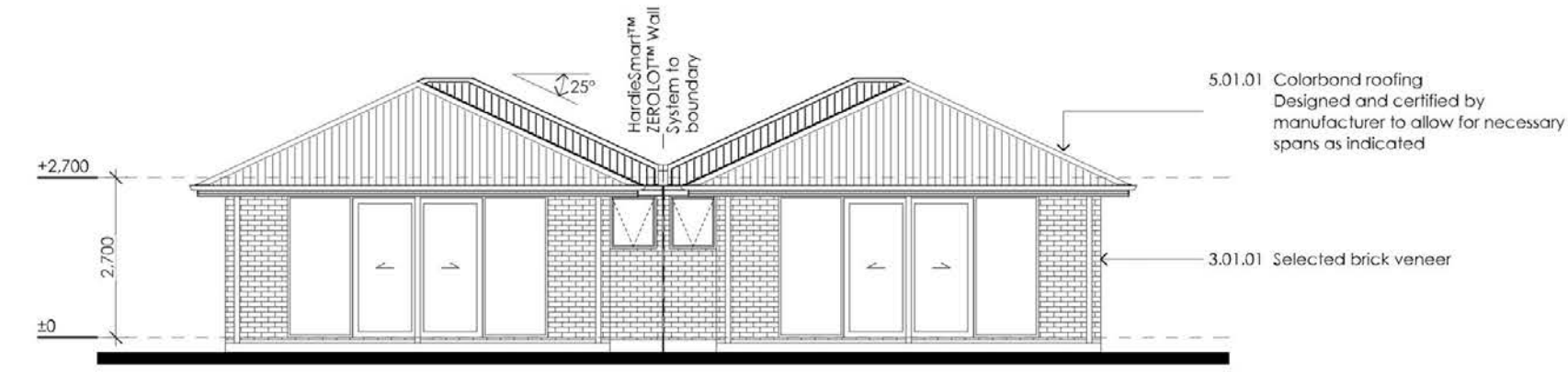
scale	rev
As shown	01
@A3	





Legend	
3	BRICKLAYING
3.01.01	Selected brick veneer
5	ROOFING
5.01.01	Colorbond roofing Designed and certified by manufacturer to allow for necessary spans as indicated

ELEVATION 04
1:100



External Finishes	
	Roof Gutters Facia Colorbond Surfmist
	Render Finishes Dulux Lexicon quarter
	Brick Veneer La Paloma Austral bricks
	Innowood Cladding Spotted Gum

ELEVATION 03
1:100



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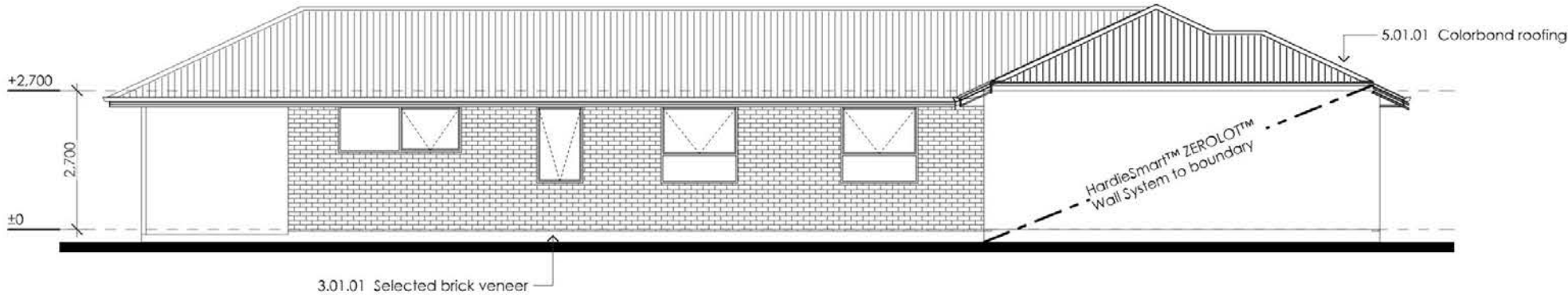
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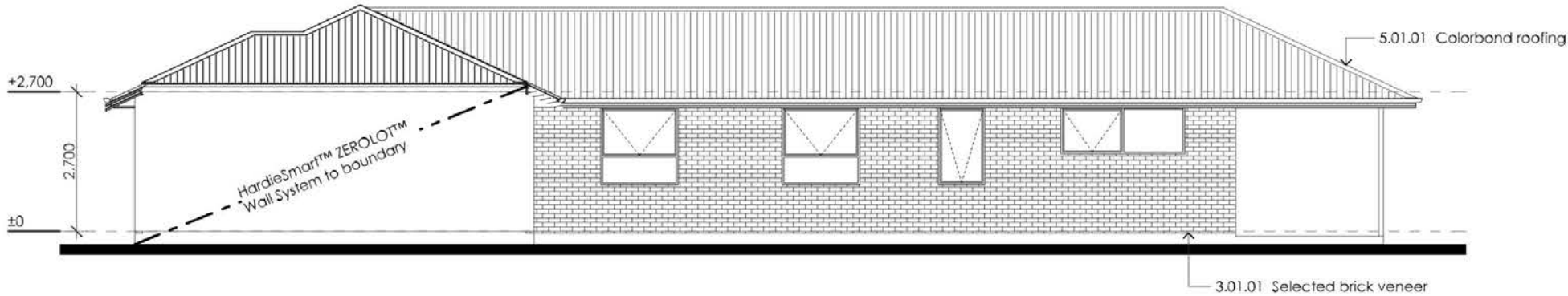


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01




Legend	
3	BRICKLAYING
3.01.01	Selected brick veneer
5	ROOFING
5.01.01	Colorbond roofing Designed and certified by manufacturer to allow for necessary spans as indicated

ELEVATION 02
1:100



ELEVATION 04
1:100



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01	Development Application	12/04/2018
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drawn by
RM


checked
RM

drawing name
ELEVATIONS

drawing number
A06

scale
As shown @A3

rev
01



7 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

8 SUMMARY OF COURT APPEALS

8.1 Summary of SCAP, ERD Court and deferred CAP matters - October 2018

Brief

This report presents information in relation to:

1. any matters being determined by the State Commission Assessment Panel (SCAP);
2. any planning appeals before the Environment, Resources and Development (ERD) Court; and
3. any deferred items previously considered by the Council Assessment Panel.

Matters pending determination by SCAP that have been received by Council

Reason for referral	DA number	Address	Description of development
Schedule 10 (informal)	211/740/2017 (211/M013/17)	192 ANZAC Highway, GLANDORE	Eight-storey building, 36 dwellings
Schedule 10 (informal)	211/784/2018 (211/M020/18)	200-202 Anzac Highway, PLYMPTON	Construction of nine (9) storey mixed use development - retail, café, 75 apartments & associated basement & ground-level parking

NB 292-304 Anzac Highway, PLYMPTON; Major Project land division (211/D203/17) has been approved with conditions.

Development Application appeals before the ERD Court

DA Number	Address	Reason for Appeal	Description of Development	Status
211/1256/2017	240-242 Sir Donald Bradman Drive & 27 Wilson Street, COWANDILLA	Representor appealed CAP approval (July meeting)	Change of use and construction of child care centre	Directions hearing 4 October
211/1268/2017 211/1185/2017	38 Garfield Avenue KURRALTA PARK	Applicant appealed CAP refusal (August meeting)	Land division (4 additional community allotments) and construction of residential flat building comprising 5 two storey dwellings	Preliminary Conference 8 October

Deferred CAP Items

DA number	DAP/CAP Meeting	Address	Description of development	Reason for deferral
211/796/2016	9 August 2016	22 Lindsay Street, CAMDEN PARK	Create 2 additional allotments and construct 3 two-storey dwellings within a residential flat building	Acoustic report, tree assessment report

Conclusion

This report is current as at 28 September 2018.

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Attachments

Nil

9 MEETING CLOSE